

Date: 31/01/2021

TO ALL TO WHOM IT MAY CONCERN

TITLE CERTIFICATE

In respect of all piece and parcel of land together with building Nos. 56 standing thereon known as KANNAMWAR NAGAR SAI SADAN CO-OP.HSG.SCTY.LTD., situated at Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083, bearing S. No.113 (part), C.T.S. No.356 (part) admeasuring area 966.60 sq. mtrs. (demarcated area of the Plot 964.56 sq. mtrs.) of Revenue Village - Hariyali, Taluka - Kurla, District- Mumbai Suburban within the limits of 'N' ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban District.

TO ALL TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT I have perused various documents such as Copy of Lease Deed dated 16th October, 1996, Copy of Deed of Sale dated 16th October, 1996, Copy of Development Agreement dated 18th November, 2021, Copy of Power of Attorney dated 18th November, 2021, Copy of Property Card, Copy of Society Registration Certificate, and I have also caused search to be taken in the Sub Registrar's Office at Mumbai, Bandra and Chembur (Kurla) for a period of 31 years (from 1991 to 2021).

The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was interalia seized and possessed of and otherwise well and sufficiently entitled to all that piece of land admeasuring about 966.60 Sq. Meters situated at Survey No.113, City Survey No.356 (Part) at Revenue Village - Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083, in the Registration District of Mumbai Suburban Sub-District.



The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to Industrial Workers known as the Subsidized Industrial Housing Scheme.

In pursuance of such scheme introduced by the Government, MHADA earlier known as Housing Board constructed Building No.56 for housing of the Industrial workers, consisting of total 40 Tenements on Land bearing Survey No.113 (part), C.T.S. No. 356 (Part) each having about 23.77 Sq. Mtrs carpet area on the said property for housing purpose as provided in the said scheme. The Tenements in the said Building No.56 were allotted to the Individual Allottees who were Industrial Workers on rental basis.

The conference of the Housing Minister of the all the states held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer to these tenements to the occupants on ownership basis by giving them an opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated workers who have crossed the prescribed income limit and consequently have become ineligible for the retention of tenements in the occupation.

Government of India after considering the entire problem, permitted the State Government to transfer such tenements on certain terms and conditions laid down by the Government of India.

On the basis of guidelines laid down by the Government of India, the Government of Maharashtra, directed that the building built by the Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to such occupants by giving them an opportunity to purchase the tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated workers or workers who have crossed the prescribed income limit and consequently have become ineligible for



retention of the tenements in the occupation. The Government of India after considering the difficulty, permitted the State Government to transfer such tenements.

On the basis of guidelines laid down by the Government of India, the Government of Maharashtra, directed that the building built by the Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorised and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase.

The said allottees formed themselves into a Co-operative Housing Society under Maharashtra Co-operative Society's Act, 1960 namely KANNAMWAR NAGAR SAI SADAN CO-OPERATIVE HOUSING SOCIETY LTD., having Registration No. BOM/HSG/(OH)/1330/84-85 dated 26/09/1984 having it's registered office at Building No.56, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083.

By an Indenture of Lease dated 16th October, 1996 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra on 16/10/1996 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and KANNAMWAR NAGAR SAI SADAN CO-OP.HSG.SCTY.LTD., - the SOCIETY therein of the other part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 966.60 sq. mtrs. area lying under and appurtenant to Building No.135, bearing Survey No.113 and City Survey No. 356 (Part) situated at Kannamwar Nagar, Vikhroli (East), Mumbai- 400 083. The said Lease Deed got registered in the Office of the Jt. Sub-Registrar, Bandra on 16/12/1997 under No. PBDR-3/1342/1996.

By a Deed of Sale also dated 16th October, 1996 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra on 16/10/1996 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and KANNAMWAR SAI SADAN CO-OP.HSG.SCTY.LTD., the Society therein of the other part whereby, the said



MHADA transferred and conveyed unto the said Society all of that property being building No.56 situated at Kannamwar Nagar, Vikhroli (East), Mumbai- 400 083 for the consideration and upon the terms and conditions mentioned in the said Deed. The said Deed of Sale got registered in the Office of the Jt. Sub-Registrar, Bandra on 16/12/1997 under No. PBDR-3/1341/1996.

By Development Agreement dated 18th November, 2021, the Society granted development rights in respect of the said property admeasuring demarcated area of the Plot 964.56 sq. mtrs. to M/S. GURUKRUPA REALCON LIFESPACES LLP.- referred therein as the DEVELOPERS, upon the terms and conditions recorded in the said Development Agreement. The said Development Agreement has been registered with the Jt. Sub-Registrar, Kurla - 2 under SR. No.KRL-2/17486/2021 and the Society has also executed Power of Attorney dated 18th November, 2021 in favour of M/S. GURUKRUPA REALCON LIFESPACES LLP, which is registered in the Office of the Jt. Sub-Registrar, Kurla -2 under Sr. No.KRL-2/17488/2021.

After perusing the above said documents, I am of the opinion that the title of KANNAMWAR NAGAR SAI SADAN CO-OP.HSG.SCTY.LTD., to the above said property is clear marketable and free from encumbrances and M/S. GURUKRUPA REALCON LIFESPACES LLP., have the exclusive right for the Re-Development of the said property and to sell the Residential Flats to be constructed by them.

(DARSHANA M. DRAVID)
Advocate, High Court



CHALLAN
MTR Form Number-6



GRN	MH009396135202122E	BARCODE			Date	29/11/2021-15:54:07		Form ID	
Department Inspector General Of Registration				Payer Details					
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name		JAYANT A CHIPKAR			
Location MUMBAI									
Year 2021-2022 One Time				Flat/Block No.		502 5TH FL HORMONY CHSL			
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			25.00		Road/Street		N S B ROAD		
					Area/Locality		THANE		
					Town/City/District				
					PIN		4 0 0 6 0 1		
					Remarks (If Any)				
					Village Hariyali Bldg No 56 C T S No 356 Part SEARCH FEE 2021 1				
					Years				
Total			25.00		Amount In		Twenty Five Rupees Only		
					Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332021112918026 2715566424	
Cheque/DD No.				Bank Date		RBI Date		29/11/2021-15:55:26 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9322301609
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 नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

7

JAYANT A. CHIPKAR
702, Sushan, R. G. Gadkari Marg
Opp. RBL Bank, Ram Maruti Road, Ghantali
Thane (W)-400 602.
Mobile No. 9322301609/8291712609

Date: 01/12/2021

To

Mrs. Darshana M. Dravid
Advocate, High Court
Mumbai - 400081.

Respected Madam,

Re: Search of the land bearing Survey No. 113 part, C.T.S. No. 356 part area admg. 966.60 sq. mtrs. of The Kannamwar Nagar Sai Sadan Co-operative Housing Society Ltd. building no. 56, situated at Kannamwar Nagar, Vikhroli (East) Mumbai - 400083, of revenue Village - Hariyali, Taluka - Kurla, Mumbai Suburban District.

Under your instructions, I have taken search in respect of the above referred property at the office of Sub- Registrar Assurance Mumbai, Bandra and Kurla (I & V). Search from 1991 to 2021 (31 Years). Record of which is given below:-

1991 to 2021 (31 Years) at Mumbai Sub-Registrar Assurance:-

YEAR	RECORD	YEAR	RECORD
1991	NIL	1992	NIL
1993	NIL	1994	NIL
1995	NIL	1996	NIL
1997	NIL	1998	NIL
1999	NIL	2000	NIL
2001	NIL	2002	NIL
2003	NIL	2004	NIL
2005	NIL	2006	NIL
2007	NIL	2008	NIL
2009	NIL	2010	NIL
2011	NIL	2012	NIL
2013	NIL	2014	NIL
2015	NIL	2016	NIL
2017	NIL	2018	NIL
2019	NIL	2020	NIL

2021	NIL
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UP TO DATE - 24/09/2021

1991 to 2021 (31 Years) at Bandra Sub-Registrar Assurance:-

YEAR	RECORD	YEAR	RECORD
1991	NIL	1992	NIL
1993	NIL	1994	NIL
1995	NIL	1996	NIL
1997	NIL	1998	NIL
1999	NIL	2000	NIL
2001	NIL	2002	NIL
2003	NIL	2004	NIL
2005	NIL	2006	NIL
2007	NIL	2008	NIL
2009	NIL	2010	NIL
2011	NIL	2012	NIL
2013	NIL	2014	NIL
2015	NIL	2016	NIL
2017	NIL	2018	NIL
2019	NIL	2020	NIL
2021	NIL		

UP TO DATE - 23/09/2021

1995 to 2021 (27 Years) at Kurla (I to V) Sub-Registrar Assurance:-

YEAR	RECORD	YEAR	RECORD
1995	NIL	1996	NIL
1997	NIL		

1998

KURLA-I
PBDR- 3/ 1340

1996

&

Dupl.

16/10/1996

20/03/1998

Lease Deed For A Period 99 Years

Premium Rs. 27960/-

Year Rent Rs. 699/-

1)Smt. S. S. Navalkar, P.O.A. holder on behalf of
Ashok Lal, Chief officer of Maharashtra Housing
And Area Development Authority.

'The Lessor'

To

1)Shri. Vasant Narsinh Rokde, The Chairman

2) Shri. Sadanand Shankar Khanvilkar, The Secretary

3) Shri. Rajaram Prabhakar Naik, The Member on behalf of M/s. Kannamwar Nagar Sai Sadan Co-operative Housing Society Ltd.

'The Lessee'

The Schedule

All that piece of land bearing Survey. No. 113 part, C.T.S. No. 356 part, building no. 56 area admg. 966.50 Sq. mtrs. of Village- Vikhroli, Taluka- Kurla.

1998

KURLA-I

PBDR- 3/ 1342

1996

&

Dupl.

16/10/1996

20/03/1998

Conveyance Deed For Rs. 268034/-

1) Smt. S. S. Navalkar, P.O.A. holder on behalf of Ashok Lal, Chief officer of Maharashtra Housing And Area Development Authority.

'The Vendor (Authority)'

To

1) Shri. Vasant Narsinh Rokde, The Chairman

2) Shri. Sadanand Shankar Khanvilkar, The Secretary

3) Shri. Rajaram Prabhakar Naik, The Member on behalf of M/s. Kannamwar Nagar Sai Sadan Co-operative Housing Society Ltd.

'The Purchaser (Society)'

The Schedule

All that piece of land bearing Survey. No. 113 part, C.T.S. No. 356 part, building no. 56 area admg. 966.50 Sq. mtrs. of Village- Vikhroli, Taluka- Kurla.

Note:- Some part of the Index II page containing above mentioned details is in torn condition above mentioned agreements registered in Village- Vikhroli instead of Village- Hariyali.

1999	NIL	2000	NIL
2001	NIL	2002	NIL
2003	NIL	2004	NIL
2005	NIL	2006	NIL
2007	NIL	2008	NIL
2009	NIL	2010	NIL
2011	NIL	2012	NIL

2013	NIL	2014	NIL
2015	NIL	2016	NIL
2017	NIL	2018	NIL
2019	NIL	2020	NIL

2021

KURLA-II

17486

2021

18/11/2021

23/11/2021

Development Agreement

Recompense Rs. 219769000/-

Market Value Rs. 63449000/-

- 1) Suresh Gulab Karmare, The Chairman
- 2) Sharad Dhondu Yetuskar, The Secretary
- 3) Pallavi Mahesh Shelar, The Treasurer
- 4) Prashant Prabhakar Chandavarkar
- 5) Suryakant Dhaku Hule
- 6) Dattaram Sambhaji Kadam
- 7) Vijay Arjun Sawant
- 8) Aashutosh Mohan Yerunkar
- 9) Rajendra Damu Mankar
- 10) Trupti Rajesh Vaidya
- 11) Meenakshi Prabhakar Chandavarkar
- 12) Prashant Prabhakar Chandavarkar
- 13) Shakil Ahamad Shaikh
- 14) Ritesh Chandrashekhar Charatkar
- 15) Smita Ritesh Charatkar
- 16) Roopali Sudip Das
- 17) Sudip Kesto Das
- 18) Suresh Gulab Karmare
- 19) Dattaram Sambhaji Kadam
- 20) Daulat Yelloji Kadam
- 21) Sharad Dhondu Yetuskar
- 22) Subhash Vishwanath Padlekar
- 23) Suryakant Dhaku Hule
- 24) Prashant Dashrath Pawaskar
- 25) Sitaram Nhanu Lad
- 26) Sunil Shankar Vengurlekar
- 27) Sneha Sunil Vengurlekar
- 28) Malti Mahadeo Kadam
- 29) Rajaram Ramchandra Mane
- 30) Vijaya Vinayak Ghag
- 31) Sopan Keshav Patil
- 32) Pallavi Mahesh Shelar
- 33) Gaurabai Rajaram Naik
- 34) Varsha Mohan Masurkar

- 35) Deepali Mohan Masurkar
- 36) Rekha Vijay Wadekar
- 37) Angoori Dayanand Sharma
- 38) Sudip Kesto Das
- 39) Priya Dattaram Pandit
- 40) Preeti Vilas Kadwadkar
- 41) Seema Prashant Chandavarkar
- 42) Rajan Lahu Chindarkar
- 43) Dattatray Vasant Agnihotri
- 44) Ashlesha Aashutosh Yerunkar
- 45) Aashutosh Mohan Yerunkar
- 46) Mahesh Bhaskar Chavan
- 47) Asmita Ajit Chavan
- 48) Draupati Brajraj Singh
- 49) Vijaya Yashwant Paste
- 50) Yashwant Narayan Paste
- 51) Rajendra Damu Mankar
- 52) Ganesh Ramdas Nayak
- 53) Vijay Arjun Sawant
- 54) Shashank Shantaram Patil
- 55) Sakharam Kashinath Gosavi

sr. no. 4 to 55 members on behalf of Kannamwar
Nagar Sai Sadan Co-operative Housing Society
Ltd.

'The Society'

To

1) Mahesh Leera Verath, partner of Gurukrupa
Realcon Lifespaces LLP.

'The Developers'

The Schedule

All these land and structure bearing C.T.S. No.
356 part total area of the property there on admg.
964.56 Sq. mtrs. building no. 56, building known
as Kannamwar Nagar Sai Sadan Co-operative
Housing Society Ltd. situated at Kannamwar
Nagar, Vikhroli (East) Mumbai- 400083, of
revenue Village- Hariyali, Taluka- Kurla.
Development agreement of said society
redevelopment.

UP TO DATE – 30/11/2021

Note : The Index II print of P.O.A. is not available for the search.

Search at the office of Sub-Registrar Assurance Mumbai Index II register of 1991 to 2018 some pages are torn and I also took online & offline Search, but records are not maintained properly at the time of search.

Search at the office of Sub-Registrar Assurance Bandra Index II register of 1991 to 2018 some pages are torn and I also took online & offline search but records are not maintained properly at the time of search.

Search at the office of Sub-Registrar Assurance Kurla (I to V) Index II register of 1995 to 2004 some pages are torn and 2002 to 2021 computerized records are not maintained properly at the time of search. In print of some Index II area, details of schedule not mentioned, as on date of search and I also took online search, but records are not maintained properly, means some Index II in schedule column type as per mentioned in agreement.

Thanking you,

Yours faithfully,

(J. A. CHIPKAR)