

FORMAT - A

(Circular No. 28/2021)

To,
MahaRERA
Mumbai,

SUB: Title Clearance Certificate in respect of all that piece and parcel of land together with building Nos. 147 standing thereon known as KANNAMWAR NAGAR SHIVKRUPA 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 932.63 sq. mtrs. of Revenue Village - Hariyali, Taluka - Kurla, District- Mumbai Suburban within the limits of 'S' ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban District.

I have investigated the title of the said Property on the request of M/S GURUKRUPA REALCON LIFESPACES LLP and following documents i.e.: -

A. DESCRIPTION OF THE PROPERTY

All piece and parcel of land together with building Nos. 147 standing thereon known as KANNAMWAR NAGAR SHIVKRUPA 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 932.63 sq. mtrs. of Revenue Village - Hariyali, Taluka - Kurla, District- Mumbai Suburban within the limits of 'S' ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban District.(hereinafter referred as "SAID PLOT").

B. THE DOCUMENTS OF ALLOTMENT OF PLOT

1. By virtue of an Indenture of Lease dated 15th January, 2001 lodged for registration in the Office of the Jt. Sub-Registrar, Kurla on 15/01/2001 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and KANNAMWAR NAGAR SHIVKRUPA CO-OP.HSG.SCTY.LTD., - the SOCIETY therein

M/s Gurukrupa Realcon Lifespaces LLP for the said plot and/society, enclosed
Search Report herewith as Annexure.

Encl : ANNEXURE.

Date:

**Darshana
Makarand
Dravid**

Digitally signed by Darshana Makarand
Dravid
DN: cn=Darshana Makarand Dravid,
o=Darshana Makarand Dravid,
ou=Advocate,
email=Darshana.Makarand.Dravid@darshanaadvocate.com,
c=IN

(DARSHANA M. DRAVID)
Advocate, High Court

FLOW OF THE TITLE OF THE SIAD PROPEYTY

1. I have perused the aforesaid documents and it is observed that MHADA is the original owner of the said Plot situated at Survey No. 113 (Part), CTS No. 356 (Part) admeasuring area 932.63 Sq. Meters of Revenue Village-Hariyali, Taluka-Kurla, District-Mumbai Suburban within the limits of 'S' Ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban.
2. In pursuance of such scheme introduced by the Government, MHADA earlier known as Housing Board constructed Building No.147 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. 147 were allotted to the Individual Allottees who were Industrial Workers on rental basis.
3. The said allottees formed themselves into a Co-operative Housing Society under Maharashtra Co-operative Society's Act, 1960 namely KANNAMWAR NAGAR SHIVKRUPA CO-OPERATIVE HOUSING SOCIETY LTD., having Registration No. BOM/WS/HSG/OH/1358 dated 31/12/1984 having it's registered office at Building No. 147, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083.
4. By an Indenture of Lease dated 15th January, 2001 lodged for registration in the Office of the Jt. Sub-Registrar, Kurla on 15/01/2001 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and KANNAMWAR NAGAR SHIVKRUPA 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 932.63 sq. mtrs. area lying under and appurtenant to Building No.147, bearing Survey No.113 (part) 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, Kurla - 1 on 26/07/2001 under No.PBDR-3/488/2001.

5. By a Deed of Sale also dated 15th January, 2001 lodged for registration in the Office of the Jt. Sub-Registrar, Kurla on 15/01/2001 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and KANNAMWAR NAGAR SHIVKRUPA 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.147 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 Sale Deed got registered in the Office of the Jt. Sub-Registrar, Kurla-1 on 26/07/2001 under No. PBDR-3/490/2001.
6. By Development Agreement dated 3rd September, 2021, the Society granted development rights in respect of the said property 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 - 1 under SR. No.KRL-1/13765/2021.
7. The Society has also executed Power of Attorney dated 3rd September, 2021 in favour of M/S. GURUKRUPA REALCON LIFESPACES LLP, which is registered in the Office of the Jt. Sub-Registrar, Kurla -1 under Sr. No.KRL-1/13766/2021.
8. The Executive Engineer, Kurla Division, Mumbai Board issued demarcation letter after the site measurement of the said Plot on dated 19/04/2021, which declared the plot area is 928.43 Sq. Meters.

Date: 25/02/2022

Darshana
Makarand
Dravid



(DARSHANA M. DRAVID)
Advocate, High Court



CHALLAN
MTR Form Number-6



GRN	MH006702369202122P	BARCODE					Date	26/09/2021-18:48:38		Form ID	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee Other Items				TAX ID / TAN (if Any)						
					PAN No.(If Applicable)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name	JAYANT CHIPKAR					
Location	MUMBAI				Flat/Block No.						
Year	2021-2022 One Time				Premises/Building						
Account Head Details			Amount In Rs.		Road/Street						
0030072201 SEARCH FEE			775.00		Area/Locality	THANE WEST					
					Town/City/District						
					PIN	4 0 0 6 0 1					
					Remarks (If Any)	YEAR 1991 TO 2021 31 YEARS SEARCH VILLAGE HARIYALI S. NO. 113 PART C.T.S. NO. 356 PART BLDG. NO.147					
					Amount In	Seven Hundred Seventy Five Rupees Only					
Total			775.00		Words						
Payment Details				FOR USE IN RECEIVING BANK							
SBIEPAY PAYMENT GATEWAY				Bank CIN	Ref. No.	10000502021092601079		4949591522533			
Cheque-DD Details				Bank Date	RBI Date	26/09/2021-18:49:39		Not Verified with RBI			
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY					
Name of Bank				Scroll No. , Date		Not Verified with Scroll					
Name of Branch											

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "दृश्य ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9322301609

26 CLASSIFIEDS

Commercial Premises

2212 • South Mumbai

CORPORATE Office Available
on Rent. Ground Floor: 750 Sq. Ft. Third Floor: 400 Sq. Ft. Fourth Floor: 925 Sq. Ft. 10, Bora Masjid Street, Fort, Mumbai-400001. Contact: 9920939647. (30685638)

Industrial Property

DISTRESS Sale "PALGHAR"
Industrial Gala, Genesis Industrial Estate, Ground Floor. 935 sq.ft. 9819156778 or 9819817904. (30684571)

NOTICES

Public Notice

PUBLIC NOTICE
Isu Jagprakash Gujarati Sahakar Mandal Ltd (Credit Society) will conduct Annual General Meeting at Rushi Mohita Mall, Near Janata Kendra, Tardeo, on Sunday, Sept 26, 2021, at 11:00 am. Due to Covid 19, the entry is restricted to only 50 Members. No Mask, No Entry. Secretary

30685680

PUBLIC NOTICE

This notice is for redevelopment of the society "PANTNAGAR DINYANDEEP CHS LTD", Building No. 50, bearing Survey No. 236 A and C.T.S. No. 186/63 to 111 (Part), Pant Nagar, Ghatkopar (East), Mumbai - 400 075 by 'M/s. Gurukrupa Group Builders and Developers LLP'.

Therefore, any person(s) having any claim in respect of the above referred property or part thereof by way of sale exchange, mortgage, charge, gift, maintenance, objection, inheritance, possession, lease, tenancy, sub-tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust right of prescription or pre-emption under any agreement or other disposition or under any decree, order or Award or, otherwise claiming, howsoever, are hereby requested to make the same known in writing together with supporting documents (duly certified) in that regard to the Correspondence Address: 'M/s. Gurukrupa Group Builders and Developers LLP, Building No.67 Near Subhash Chandra Bose Garden, Pant Nagar, Ghatkopar-400075, Mumbai, Maharashtra, India, Email: gurukruparealcom@gmail.com within a period of 7 days of the publication falling which the claim of such person(s) will deemed to have been waived and shall not entertained further.

Date: 17th September, 2021.

Place: Mumbai
30685662

PUBLIC NOTICE

This notice is for redevelopment of the society "KANNAMWAR SAI SADAN CHS LTD", Building No.56, bearing Survey No. 113 (Part) and C.T.S. No. 356 (Part), Kannamwar Nagar, Vikhroli (East), Mumbai - 400083, Maharashtra. by 'GURUKRUPA REALCON LIFESPACES LLP'.

Therefore, any person(s) having any claim in respect of the above referred property or part thereof by way of sale exchange, mortgage, charge, gift, maintenance, objection, inheritance, possession, lease, tenancy, sub-tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust right of prescription or pre-emption under any agreement or other disposition or under any decree, order or Award or, otherwise claiming, howsoever, are hereby requested to make the same known in writing together with supporting documents (duly certified) in that regard to the Correspondence Address: "GURUKRUPA REALCON LIFESPACES LLP", Building No.67, Near Subhash Chandra Bose Garden, Pant Nagar, Ghatkopar-400075, Mumbai, Maharashtra, India, Email: gurukruparealcom@gmail.com within a period of 7 days of the publication falling which the claim of such person(s) will deemed to have been waived and shall not entertained further.

Date: 17th September, 2021.

Place: Mumbai
30685685

PUBLIC NOTICE

This notice is for redevelopment of the society "Kannamwar Nagar Shivkrupa Co-operative Housing Society Limited", Building No.147, bearing C.T. S. No. 356 (Part), Survey No. 113 (PT), situated at Haryali Village, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 by 'M/s. Gurukrupa Realcon Lifespaces LLP'.

Therefore, any person(s) having any claim in respect of the above referred property or part thereof by way of sale exchange, mortgage, charge, gift, maintenance, objection, inheritance, possession, lease, tenancy, sub-tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust right of prescription or pre-emption under any agreement or other disposition or under any decree, order or Award or, otherwise claiming, howsoever, are hereby requested to make the same known in writing together with supporting documents (duly certified) in that regard to the Correspondence Address 'M/s. Gurukrupa Realcon Lifespaces LLP, Building No.67 Near Subhash Chandra Bose Garden, Pant Nagar, Ghatkopar - 4000075, Mumbai, Maharashtra, India, Email: gurukruparealcom@gmail.com within a period of 7 days of the publication falling which the claim of such person(s) will deemed to have been waived and shall not entertained further.

Date: 17th September, 2021.

Place: Mumbai
30685685

PUBLIC NOTICE

This notice is for redevelopment of the society "PANTNAGAR SAIDHAM CHS LTD", Building No. 149, bearing Survey No. 236 A and C.T.S. No. 5740 (Part), New Pant Nagar, Vallabh Baug Lane, Ghatkopar (E), Mumbai - 400 075 by 'M/s. Gurukrupa Group Builders and Developers LLP'.

Therefore, any person(s) having any claim in respect of the above referred property or part thereof by way of sale exchange, mortgage, charge, gift, maintenance, objection, inheritance, possession, lease, tenancy, sub-tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust right of prescription or pre-emption under any agreement or other disposition or under any decree, order or Award or, otherwise claiming, howsoever, are hereby requested to make the same known in writing together with supporting documents (duly certified) in that regard to the Correspondence Address: 'M/s. Gurukrupa Group Builders and Developers LLP, Building No.67 Near Subhash Chandra Bose Garden, Pant Nagar, Ghatkopar-400075, Mumbai, Maharashtra, India, Email: gurukruparealcom@gmail.com within a period of 7 days of the publication falling which the claim of such person(s) will deemed to have been waived and shall not entertained further.

Date: 17th September, 2021.

Place: Mumbai
30685685

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MO 17/9/21 Gurukrupa

JAYANT A. CHIPKAR
502, Harmony Co-Op. Hsg. Society Ltd.,
Near Court Naka, Thane (W)-400 601.
Mobile No. 9322301609/8291712609

Date: 30/09/2021

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. 932.63 Sq. mtrs. of The Kannamwar Nagar Shivkrupa Co-operative Housing Society Ltd. building no. 147, situated at Kannamwar Nagar, Vikroli (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	NIL
1999	NIL	2000	NIL

2001

KURLA- I
PBDR-3/ 488

2001

&

Dupl.

15/01/2001

26/07/2001

Lease deed for a period 99 years Rs. 34440/-

1)K. R. Mane, P.O.A. holder on behalf of V. R. Salve, Dy. Chief officer of Maharashtra Housing And Area Development Authority

'The Lessor'

To

1)Shri. R. M. Mishra, The Chairman

2) Shri. T. S. Adhav, The Secretary

3) Shri. A. M. Ujianwala, The Member

on behalf of Kannamwar Nagar Shivkrupa 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. 147 area admg. 932.63 Sq. mtrs, situated at Kannamwar Nagar, Vikhroli (E) Mumbai- 400083 of Village-Hariyali, Taluka- Kurla.

2001

KURLA-I
PBDR-3/ 490
2001
&
Dupl.
15/01/2001
26/07/2001

Deed of Conveyance Rs. 337560

1)K. R. Mane, P.O.A. holder on behalf of V. R. Salve, Dy. Chief officer of Maharashtra Housing And Area Development Authority

'The Vendor (Authority)'

To

1)Shri. R. M. Mishra, The Chairman
2) Shri. T. S. Adhav, The Secretary
3) Shri. A. M. Ujianwala, The Member
on behalf of Kannamwar Nagar Shivkrupa 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. 147 area admg. 932.63 Sq. mtrs, situated at Kannamwar Nagar, Vikhroli (E) Mumbai- 400083 of Village-Hariyali, Taluka- Kurla.

Note:- Some part of the Index II page containing above mentioned details is in torn condition.

2002	NIL	2003	NIL
2004	NIL	2005	NIL
2006	NIL	2007	NIL
2008	NIL	2019	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- I

Development Agreement

13765

Recompense Rs.194998000/-

2021

Market Value Rs.70230000/-

03/09/2021

03/09/2021

- 1) Hemant Nagesh Rane, The Chairman
- 2) Minal Krushna Dalvi, The Secretary
- 3) Anujkumar Dayashankar Dvivedi, The Treasurer
- 4) Purva Pradeep Tawde nee name Arpana Manohar Parab
- 5) Pradeep Harishchandra Tawde
- 6) Priyanka Arun Sharma
- 7) Priyanka Arun Sharma P.O.A. holder on behalf Poonam Arun Sharma
- 8) Bhimrao Dyanu Mane
- 9) Meenakshi Devdas Kharbe
- 10) Naresh Vijay Aalve
- 11) Sudhir Gobind Parkar
- 12) Kamal Krushnadeo Chaughule
- 13) Mahendranath Ramkrushna Mishra
- 14) Subhash Balkrishna Padwalkar
- 15) Mangal Sadashiv Lad P.O.A. holder on behalf of Usha Sadashiv Lad
- 16) Yashwant Vitthal Vardam
- 17) Prerna Vitthal Vardam
- 18) Radha Shrikrushna Bandarkar
- 19) Sadanand Ganpat Dalvi
- 20) Ranjana Shankar Patil
- 21) Vijay Ramchandra Pawar
- 22) Sanjay Digambar Khavnekar
- 23) Dattaram Maloji Jangam
- 24) Sudhir Raghunath Aajgaonkar
- 25) Anita Ashok Shinde
- 26) Ajinkya Dattaram Chavhan
- 27) Anujkumar Dvivedi
- 28) Madhusudan Bapurao Barade
- 29) Anjana Suresh Jadhav
- 30) Pradeep Anna Jadhav
- 31) Nirmala Dadu Kamble
- 32) Deepak Pandurang Palkar
- 33) Sharad Shantaram Narkar
- 34) Savita Anil Lad
- 35) Pramodini Sadanand Poojari P.O.A. holder on behalf of Shyapanna Venkappa Poojari
- 36) Vimal Ramchandra Vankudre
- 37) Sayli Hemant Rane

38) Tanaji Shankar Aadhav
39) George Vincent D'Souza
40) Pradeep Vinayak Parab
41) Minal Krishna Dalvi
42) Evelyn Francis D'Souza P.O.A. holder on
behalf of Pujarim Itru D'Souza
43) Chandrakant Dattatray Gawde
44) Malti Madhukar Tawde
45) Anant Sidram Chendke
46) Vasant Sidram Chendke
47) Sandeep Vishnu Bhosle
48) Sunil Vishnu Bhosle
49) Subha Mangesh Bhuvad nee name Shubhangi
Vishnu Bhosle
Sr. no. 4 to 49 members,
on behalf of Kannamwar Nagar Shivkrupa Co-
operative Housing Society Ltd.

'The Society'

To

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

'The Developers'

The Schedule

All these land and structure bearing Survey No. 113 part, C.T.S. No. 356 part, area admg. 932.63 Sq. mtrs., structure known as Kannamwar Nagar Shivkrupa Co-operative Housing Society Ltd. building no. 147, situated at Vikhroli (East) Mumbai- 400083, of Village- Hariyali, Taluka- Kurla.

2021

KURLA- III

14632

2021

17/09/2021

20/09/2021

Deed of Affidavit

Recompense Rs.0/-

Market Value Rs.1/-

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

To

Respected V. P. and CEO/A, of Mumbai Housing
and Area Development Authority

The Schedule

Indemnity Bond, about proposed redevelopment
of Kannamwar Nagar Shivkrupa Co-operative
Housing Society Ltd. building no. 147 situated at
Vikhroli (East) Mumbai 400083, for MHADA,

being land bearing C.T.S. No. 356 part of Village-
Hariyali, Taluka- Kurla.

UP TO DATE - 28/09/2021 (Record ready up to-30/07/2021)

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)