



Aakanksha Arora
Advocate

FORMAT - A

(Circular No.:- 28/2021)

To

MAHARERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot being CTS No. 356(part), S. No. 113, total plot area as per layout admeasuring. 885.42 Sq. meters and as per the demarcation of plot 887.65 Sq. meters along with building no. 135 standing thereon, at Kannamwar Nagar, Village Haryali, Vikhroli (E), Mumbai- 400083. (Hereinafter referred as the "SAID PROPERTY")

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

DESCRIPTION OF THE PROPERTY:

1. That the plot being at Sr.No.113, CTS No. 356 (part), total plot area as per layout admeasuring 887.65 Square Meters and as per demarcation 887.76 Sq. mtrs, Building no. 135 standing thereon, at Kannamwar Nagar, Haryali Village, Vikhroli (E), Mumbai- 400083.
2. Copy of Registered Indenture of Lease dated 11/08/1993 (Registration Number not legible in Lease Deed) between MHADA, the Lessor (therein referred to as the "AUTHORITY") of the FIRST PART and KANNAMVAR NAGAR SUKSHANTI CO-OP. HOUSING. SOCIETY. LTD (therein referred to as the "SAID SOCIETY") of the SECOND PART.
3. Copy of Registered Development Agreement Dt. 23rd March 2021, (KRL/1/5491/2021) between Said Society as FIRST PART, M/S.Gurukrupa Realcon Lifespace LLP (therein referred to as the "DEVELOPER") of the Second Part and 50 (Fifty) Existing members of the building No. 135 of the said society (therein referred to as the "MEMBERS") of the Third Part.
4. Copy of registered Irrevocable General Power of Attorney (POA), Dt. 23rd March 2021 (KRL/5493/2021) executed by Said Society in favor of the Developer.
5. Copy of Search report for 30 years from the year 1992 to 2021 issued by Mr. Chandrakant More, Search clerk.

ADV. AAKANKSHA TIWARI ARORA

Reg. No.

MAH/4707/2012

S1, A9 Building, Govind Gorkhede Complex, Seminary Hills, Nagpur-400006;
Email: adv.aakanksha.arora@gmail.com; Mobile: +918669011865;



**Aakanksha Arora
Advocate**

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property we have given opinion that the title of M/s. Gurukrupa Realcon Infra LLP is clear, marketable and without any encumbrances.

OWNERS OF THE LAND

MHADA is the owner of land or ground or plot being S. No. 113, CTS No. 356(part) and Ghatkopar Anand Kutir Co-Op Hsg. Soc. Ltd is lessee of the same

QUALIFYING COMMENTS/REMARKS IF ANY: NA

The report reflecting the flow of the title of the M/s. Gurukrupa Realcon InfraLLP on the said property is enclosed herewith as annexure.

Encl : Annexure.

Date: 20/05/2021

Advocate: Aakanksha Arora

Aakanksha
ADV. AAKANKSHA TIWARI ARORA
Reg. No.
MAH/4707/2012

ADV. AAKANKSHA TIWARI ARORA
Reg. No.
MAH/4707/2012

S1, A9 Building, Govind Gorkhede Complex, Seminary Hills, Nagpur-400006;
Email: adv.aakanksha.arora@gmail.com; Mobile: +918669011865;



Aakanksha Arora
Advocate

FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

1. I have perused the aforesaid documents and it is observed that MHADA is the owner of land or ground or plot being S. No. 113, CTS No. 356(part), total plot area as per layout admeasuring. 885.42 Sq. meters and as per the demarcation of plot 887.65 Sq. meters standing thereon. Kannamwar Nagar, Village Haryali, Mumbai 40083. (Said Land). MHADA constructed building at the said land under its Low-Income Group Housing Scheme (LIG) built for about 50 (Fifty) tenements and named it as building No. 135 (said Building). The said land together with the said building collectively referred as the said property.
2. The said building consists of 50 tenements, allottees of the said tenements formed themselves Co-operative Housing society Kannamvar Nagar Sukhshanti Co-Op. Housing Society. Ltd. and registered themselves with the Registrar of Societies on 13/10/1981 bearing No.BOM/HSG/7721/1981 (Said Society) with its constitution and allotting shares to the members and as on today the Managing Committee is consisting of:
 1. Mr. Vijay Shinde (Chairman).
 2. Ms. Pooja P. Chavan (Secretary)
 3. Mr. Sharad S. Kharat (Treasurer)
3. By Registered Indenture of Lease dated 11/08/1993) MHADA had leased out the said land in favour of said Society for the for consideration and upon terms and conditions therein contained and also by Sale deed conveyed the said building no. 135 in favour of said Society.
4. Thereafter the said Society is entitled, seized and possessed the said property.
5. The said Society- Building no. 135 consists of 50 residential flats. The said building was in dilapidated condition and the members thereafter decided to redevelopment the said property by demolishing old building no.135 and constructing new building on the said property.
6. It is further observed that by Registered Development Agreement, dated 23rd March 2021 (KRI/1/5491/2021), the said Society with consent of the its Existing members granted re-development rights in respect of the said property to the M/s. Gurukrupa Realcon Litespace LLP (Said Developer) for consideration and upon terms and conditions therein contained.

ADV. AAKANKSHA TIWARI ARORA

NO. 135

MAH/4707/2012

S1, A9 Building, Govind Gorkhede Complex, Seminary Hills, Nagpur-400006;
Email: adv.aakanksha.arora@gmail.com; Mobile: +918669011865;



Aakanksha Arora
Advocate

7. As per terms & conditions agreed by and between the parties according to the Development Agreement as mentioned above shall provide:
- Flats admeasuring, 535 sq. ft useable carpet area on ownership basis to the existing members in lieu of their existing flats free of cost in proposed new building.
 - 25 covered stack car parking spaces on ground floor as per MHADArules and regulations
 - If someone purchase additional area or goes for two one BHK flats instead of one two BHK flat (by purchasing additional area) will be allowed to shift as per availability.
 - Developer shall sell remaining flats and car parking spaces to the prospective purchasers.
8. It is further observed that in furtherance to Registered Development Agreement, Kannamvar Nagar Sukhshanti Co-Op. Housing. Society. Ltd.- Building No. 135 has also executed Registered Irrevocable General Power of Attorney Power of Attorney (POA), dated 23rd March 2021 (KRL/5493/2021) in favour of M/s. Gurukrupa Realcon Lifespace LLP.
9. As instructed by you we have caused search to be taken in the offices of the Sub Registrar of Assurances at Bandra, Mumbai, Chembur for the last 30 years (i.e. from 1992 to 2021) and no adverse entry is found.
10. On perusal of property card, NOC from MHADA for redevelopment, IOA and Commencement Certificate the search report and the documents the title of the said property appears to be clear and marketable.
11. As per the search report, no litigation is found on the said property and on perusal of the search report and the documents, the title of the said property and M/s. Gurukrupa Realcon Lifespace LLP appears to be clear and marketable.

Date: 20/05/2021


Advocate: Aakanksha Arora

ARORA
ADV. AAKANKSHA TIWARI ARORA
SPOSITORAHAM
MAH/4707/2012

S1, A9 Building, Govind Gorkhede Complex, Seminary Hills, Nagpur-400006;
Email: adv.aakanksha.arora@gmail.com; Mobile: +918669011865;



CHALLAN
MTR Form Number-6

GRN MH006701991202122P	BARCODE 	Date 26/09/2021-18:25:47	Form ID
Department Inspector General Of Registration	Payer Details		
Type of Payment Search Fee Other Items	TAX ID / TAN (If Any)		
Office Name KRI 1_JF SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)		
Location MUMBAI	Full Name	JAYANT CHIPKAR	
Year 2021-2022 One Time	Flat/Block No.		
Account Head Details	Premises/Building		
DM30072201 SEARCH FEE	Road/Street		
	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. 366 PART BLDG. NO. 135	
	Amount In Rs.	Amount In	Words
	775.00	Seven Hundred Seventy Five Rupees Only	
Total	775.00		
Payment Details SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	10000502021092601022 2084000796327
	Bank Date	RBI Date	26/09/2021-18:26:54 Not Verified with RBI
Name of Bank	Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch	Scroll No. , Date		Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ. चटलन गरीप आंक पैमेंट. संधी लक्ष्म मारुणाराकरी लागू आंक. इतर कारणकारळ किंवा गोरणी न कारणाकारळ बदलितारी नहील शकते.
Mobile No. : 9022301609

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 - 400078.

Respected Madam,

Re: Search of the land bearing Survey No. 113
part, C.T.S. No. 356 part, area admg. 830.76 Sq.
mtrs. of The Kannamwar Nagar Sukhshanti Co-
operative Housing Society Ltd. building no. 135,
situated at Kannamwar Nagar, Vikhroli (East)
Mumbai - 400083, of revenue Village - Hariyali,
Taluka - Kurla, Mumbai Suburban District.

Under your instructions & as per your xerox copy of Property Register Card
particulars is as follows:-

C.T.S. No.	Area in Sq. mtrs	Tenure	Holder
356/A/2/1	525629.81 Sq. mtrs.	---	(L) Sukhshanti Co-operative Housing Society Ltd. Area = 830.76 (As per no. City Survey officer 7/C.T.S. No. 356 part Hariyali/ 94 dt. 29/08/94, as per registered lease agreement no. 4993/93 dt. 3/12/93, gave 99 years lease period, area admg. 830.76 Sq. mtrs. of C.T.S. No. 356 part, society name is entered as a lessee, Yearly rent Rs. 2160/-) *****

and other societies.

After 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		
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

BND

4973

1993

&

Dupl.

05/11/1993

03/12/1993

Lease Deed For A Period 99 Years

Premium Rs. 28120/-

Lease Rent Rs. 7920/-

1) Shri. D. B. Dubey, P.O.A. holder on behalf of
Shri. P. D. Vani, Chief officer on behalf of
Maharashtra Housing And Area Development
Authority

'The Lessor'

To

1) A. B. Rane, The Chairman

2) Shri. R. S. Dhanavde, The Secretary

3) B. M. Dhumale, The Member

on behalf of M/s. Kannamwar Nagar Sukshanti
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. 135, area admg.
830.76 Sq. mtrs. of Village- Vikhroli, Taluka-
Kuria

Henryali

1993

BND

4975

1993

&

Dupl.

05/11/1993

16/06/1994

Deed of Conveyance For Rs. 269107/-

1)Shri. D. B. Dubey, P.O.A. holder on behalf of
Shri. P. D. Vani, Chief officer on behalf of
Maharashtra Housing And Area Development
Authority

'The Vendor (The Authority)'

To

1)Shri. A. B. Rane, The Chairman

2)Shri. R. S. Dhanavde, The Secretary

3)Shri. B. M. Dhumale, The Member

on behalf of M/s. Kannamwar Nagar Sukhshanti
Co-operative Housing Society Ltd.

'The Purchaser (The Society)'

The Schedule

All that piece of land bearing building no. 135,
Survey No. 113 part, C.T.S. No. 356 part situated
at Kannamwar Nagar, Mumbai- 400083 of
Village- Vikhroli, Taluka- Kuria

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.

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	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-I

5491

2021

23/03/2021

23/03/2021

Development Agreement

Recompense Rs. 215663000/-

Market Price Rs. 39334000/-

- 1) Vijay K. Shinde, The Chairman
- 2) Pooja P. Chavhan, The Secretary
- 3) Sharad S. Kharat, The Treasurer
- 4) Ashwini A. Sakhare
- 5) Rajesham R. Thaal
- 6) Nilaj C. Rane
- 7) Vanita S. Pawar
- 8) Sharad S. Kharath
- 9) Marshin Jhon Dias
- 10) Bharti B. Pawar
- 11) Manohar N. Haldankar
- 12) Leela S. Hire
- 13) Laxmi B. Dhumale
- 14) Madanlal R. Chowdhary
- 15) Shalaka A. Rane
- 16) Savita R. Satar
- 17) Jeejaram R. Dabhakar
- 18) Jyotsna J. Dabhakar
- 19) Sanika Sudhir Maniar P.O.A. holder on behalf of Daulath B. Rane
- 20) Mangesh P. Gandhi
- 21) Manali M. Gandhi



- 22) Sheetal Mrugan Tevar P.O.A. holder on behalf of Susheela N. Neralkar
23) Uday B. More
24) Shubhadra N. Kamble
25) Arune S. Dharapvar
26) Sudhir Y. Shirsekar
27) Vijayanti S. Shirsekar
28) Mahadeo B. Jirge
29) Swapnil Sitaram Rane
30) Manjula B. Ughade
31) Vijay K. Shinde
32) Nanda R. Palkar
33) Mohan V. Kadam
34) Kimeshwar Gangaram Dasari, P.O.A holder on behalf of Yogeshwar G. Dasari
35) Vasant G. Bhadaange
36) Vidya V. Patil
37) Arvind A. Rane
38) Sunita R. Shinde
39) Shantaram S. Rane
40) Santoshkumar S. Amin
41) Pramila S. Amin
42) Suryanarayan R. Dubey
43) Sandip N. Dicholkar
44) Samir N. Dicholkar
45) Mangla R. Kasabi
46) Dhamarakshit Shivaji Dhere
47) Pradeep R. Chavhan
48) Pooja P. Chavhan
49) Anuradha A Ghag
50) Luxmikanth T. Chindankar
51) Sneha A. Ghag
52) Sandip A. Aachrekar
53) Supriya S. Haldankar
54) Ranjan S. Hire
55) Gangaram R. Dasri
56) Jagannath S. Aangre
57) Kamini J. Aangre
58) Balwantsingh S. Sharma
Sr. no. 4 to 58 members,
on behalf of Kannamwar Nagar Sukhshanti Co-operative Housing Society Ltd.

To

'The Society'

- 1) Mahesh Leera Verath
2) Urmila Mahesh Verath



partners of M/s. Gurukrupa Realcon Lifespaces
LLP.

'The Developers'

The Schedule

All these land and structure bearing Survey No.
113, C.T.S No. 356 part , building no. 135, area
admg. 887.65 Sq. mtrs, situated at Kannamwar
Nagar, Vikhroli (East) Mumbai- 400083, of
Village- Hariyali, Taluka- Kurla

2021 KURLA-I

6501
2021

08/04/2021
08/04/2021

Deed of Affidavit

Recompense Rs.0/-

Market Value Rs.0/-

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

To

The Schedule

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

As per mentioned in agreement.

2021 KURLA-I

6502
2021

08/04/2021
08/04/2021

Deed of Affidavit

Recompense Rs.0/-

Market Value Rs.0/-

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

To

The Schedule

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

As per mentioned in agreement.

2021 KURLA-I

6498
2021

08/04/2021
08/04/2021

Deed of Affidavit

Recompense Rs.0/-

Market Value Rs.0/-

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

To

The Schedule

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

As per mentioned in agreement.

2021 KURLA- I
6801
2021
15/04/2021
15/04/2021

Indemnity Bond

Recompense Rs.0/-

Market Value Rs.0/-

1)Mahesh Leera Verath, partner of M/s.
Gurukrupa Realcon Lifespaces L.J.P.

To

Mumbai Housing And Area Development Board

The Schedule

About proposed redevelopment of Kannamwar Nagar Sukhshanti Co-operative Housing Society Ltd. building no. 135, situated at Vikhroli (East), Mumbai- 400083, being land bearing C.T.S. No. 356 part of Village- Hariyali, Taluka- Kurla.

As per mentioned in agreement.

2021 KURLA- III
14645
2021
20/09/2021
20/09/2021

Deed of Affidavit

Recompense Rs.0/-

Market Value Rs.1/-

1)Mahesh Leera Verath, partner of M/s.
Gurukrupa Realcon Lifespaces L.J.P.

To

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

The Schedule

Indemnity Bond, about proposed redevelopment of Kannamwar Nagar Sukhshanti Co-operative Housing Society Ltd. building no. 135, situated at Vikhroli (East) Mumbai- 400083, 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)

महाराष्ट्र शासन

अमानतदार अर्जादारांना आणि संबंधित मूनिअपिलिंट्स महाराष्ट्र राज्य, पुणे

गण/१५००	हरिबाबू	१२-०३	पुणे उपसरकार
२३/०२/१९००	१-१६२५/१५	१२-०३	पुणे उपसरकार

मुंबिबाबूबाबू
 १. २३/०२/१९००
 २. २३/०२/१९००
 ३. २३/०२/१९००

दिनांक	विवरण	संख्या	वर्ग	वर्ग प्रमाणात	वर्ग प्रमाण	वर्ग प्रमाण	वर्ग प्रमाण
२३/०२/१९००	१. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	२. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	३. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	४. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	५. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	६. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	७. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	८. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	९. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०
२३/०२/१९००	१०. २३/०२/१९००	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०	१०-१०

