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NL/KBM/10063 | 14/14/2022

To,

Maharashtra Real Estate Regulatory Authority

6th and 7th Floor, Housefin Bhavan,

Plot no.C-21, E Block,

Bandra Kurla Complex,

Bandra (East),

Mumbai – 400 051

LEGAL TITLE REPORT

Re: Title Certificate with respect to all that piece and parcel of land or ground bearing New C.T.S. No.101/1(part) and Survey No.38 Hissa No.2(part) collectively admeasuring approximately 33,102 square metres forming part of a composite layout of larger lands bearing New C.T.S. Nos.101/1 to 101/9 (formerly bearing C.T.S. No.101) and Survey No.38 Hissa No.2 admeasuring approximately 1,32,732.416 square metres as per title deeds and the 7/12 Extract and 1,23,647.25 square metres as per Property Register Cards, lying being and situate at Village Tirandaz in Taluka Kurla in the District of Mumbai Suburban (“the Larger Land”) comprising of:

- (i) All that piece and parcel of land or ground admeasuring approximately 7,215 square metres bearing New C.T.S. No.101/1(part) and Survey No.38 Hissa No.2(part) (“Kanakia DA Land”);
- (ii) All that piece and parcel of land or ground admeasuring approximately 25,887 square metres bearing New C.T.S. No.101/1(part) and Survey No.38 Hissa No.2(part) (“Kanakia Conveyance Land”).

The Kanakia DA Land and the Kanakia Conveyance Land are hereinafter collectively referred to as (“the said Land”).

- A. We have investigated the title of the said Land at the request of our client **Kanakia Future Realty Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at Kanakia Future City, Residential Building No.2, C.T.S. No.101, Village Tirandaz, Powai, Mumbai 400076. In accordance with the format of Legal Title Report prescribed by this Hon'ble Authority vide Circular No.28/2021, the summary of our title investigation is as under:-

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1. **Description of the said Land:**

All that piece and parcel of land or ground bearing New C.T.S. No.101/1(part) and Survey No.38 Hissa No.2(part) collectively admeasuring approximately 33,102 square metres forming part of a composite layout of larger lands bearing New C.T.S. Nos.101/1 to 101/9 (formerly bearing C.T.S. No.101) and Survey No.38 Hissa No.2 admeasuring approximately 1,32,732.416 square metres as per title deeds and the 7/12 Extract and 1,23,647.25 square metres as per Property Register Cards, lying being and situate at Village Tirandaz in Taluka Kurla in the District of Mumbai Suburban comprising of:

- (i) All that piece and parcel of land or ground admeasuring approximately 7,215 square metres bearing New C.T.S. No.101/1(part) and Survey No.38 Hissa No.2(part); and
- (ii) All that piece and parcel of land or ground admeasuring approximately 25,887 square metres bearing New C.T.S. No.101/1(part) and Survey No.38 Hissa No.2(part).

2. **Documents of allotment of the said Land:**

- (i) The chain of title deeds that has culminated in Kanakia Future Realty Private Limited having acquired the sole and exclusive development rights with respect to the Kanakia DA Land is as under,-
 - (a) Deed of Conveyance dated 30th March, 1964 registered before the Office of the Sub-Registrar of Assurances at Bandra under Serial No.BND-979 of 1964 ("**said Conveyance dated 30th March, 1964**") executed between (a) Abdul Rehman Mohamed Yusuf ("**said Abdul Yusuf**"), Rabiabanu, daughter of Mohamed Yusuf Kt. ("**said Rabiabanu**") and Shabanu, daughter of Mohamed Yusuf Kt. ("**said Shabanu**"), being the Mutawalis of the trust known as the "**Sir Mohamed Yusuf Trust**" created under an Indenture of Wakf dated 29th April, 1929 registered with the Office of the Sub-Registrar of Assurances under Serial No.2051 of Book No. I on 13th May, 1929 executed between Sir Mohamed Yusuf Kt. ("**Sir Mohamed Yusuf Kt.**"), therein referred to as 'the wakif' and Sir Mohamed Yusuf Kt., Lady Khatun Mariam, wife of Mohamed Yusuf Kt. ("**Lady Khatun**"), the said Abdul Yusuf, Mohamed Eashaw Mohamed Yusuf ("**Mohamed Eashaw**"), Sherbanu, daughter of Mohamed Yusuf Kt. ("**said Sherbanu**") and the said Rabiabanu, therein referred to as 'the mutawalis' and collectively referred to as 'the first vendors' in the said Conveyance dated 30th March, 1964, (b) the said Sherbanu, in her capacity as Wakif and, the said Sherbanu, said Abdul Yusuf, the said Rabiabanu and the said Shabanu in their capacities as Mutawalis of the "**Sherbanu Trust**" created under an Indenture of Wakf dated 7th July, 1941 registered with the Office of the Sub-Registrar of Assurances under Serial No.2884 of Book No. I on 17th July, 1941 executed between the said Sherbanu, therein referred to as 'the wakif' and the said Sherbanu, Sir Mohamed Yusuf Kt., Lady

Khatun, said Abdul Yusuf, the said Rabiabanu, and the said Shabanu, therein referred to as 'the mutawalis', and collectively referred to as 'the second vendors' in the said Conveyance dated 30th March, 1964, (c) the said Rabiabanu, in her capacity as Wakif and, the said Rabiabanu, the said Abdul Yusuf, the said Sherbanu and the said Shabanu, in their capacities as Mutawalis of the "**Rabiabanu Trust**" created under an Indenture of Wakf dated 23rd April, 1941 registered with the Office of the Sub-Registrar of Assurances under Serial No.2083 of Book No. I on 21st July, 1941 executed between the said Rabiabanu, therein referred to as 'the wakif' and the said Rabiabanu, Sir Mohamed Yusuf Kt., Lady Khatun, said Abdul Yusuf, the said Sherbanu and the said Shabanu, therein referred to as 'the mutawalis' and referred to as 'the third vendors' in the said Conveyance dated 30th March, 1964, (d) the said Shabanu, in her capacity as Wakif and, the said Shabanu, the said Abdul Yusuf, the said Rabiabanu and the said Shabanu, in their capacities as Mutawalis of the "**Shabanu Trust**" created under an Indenture of Wakf dated 8th July, 1941 registered with the Office of the Sub-Registrar of Assurances under Serial No.2885 of Book No. I on 21st July, 1941 executed between the said Shabanu, therein referred to as 'the wakif' and the said Shabanu, Sir Mohamed Yusuf Kt., Lady Khatun, said Abdul Yusuf, the said Sherbanu and the said Rabiabanu, therein referred to as 'the mutawalis' and referred to as 'the fourth vendors' in the said Conveyance dated 30th March, 1964, (e) Chandrabhan Bhuramal Sharma, therein referred to as 'the purchaser' and hereinafter referred to as the "**said Chandrabhan Sharma**", and (f) Harishchandra Chandrabhan Sharma, Chittaranjan Chandrabhan Sharma, Pratapkumar Chandrabhan Sharma and Gopal Chandrabhan Sharma, therein referred to as the sub-purchasers and hereinafter collectively referred to as "**H.C. Sharma, C.C. Sharma, P.C. Sharma & G.C. Sharma**".

- (b) Agreement of Lease dated 29th July, 1971 ("**Lease Agreement**") executed between H.C. Sharma, C.C. Sharma, P.C. Sharma & G.C. Sharma, therein collectively referred to as 'the lessors' and Chittaranjan Sharma, therein referred to as 'the lessee'.
- (c) Declaration of Trust dated 28th February, 1972 registered before the Office of the Sub-Registrar of Assurances under Serial No.BOM-R-846 of 1972 ("**Declaration of Manav Dharma Mission Trust**") executed between (a) H.C. Sharma, C.C. Sharma, P.C. Sharma & G.C. Sharma, therein referred to as the 'first declarants', (b) the said Chittaranjan Sharma, therein referred to as the 'second declarant', and (c) the said Chandrabhan Sharma and Durgadevi Chandrabhan Sharma, therein referred to as 'the trustees'.
- (d) Order dated 30th May, 1995 passed by the Charity Commissioner, Maharashtra State, Mumbai under the provisions of Section 36(1) of the Bombay Public Trust Act, 1950.

- (e) Deed of Conveyance dated 20th January, 1996 registered before the Office of the Sub-Registrar of Assurances under Serial No.BDR-3-200 of 1996 on 13th August, 2007 ("**said Conveyance dated 20th January, 1996**") executed between the then trustees of the Manav Dharma Mission Trust, therein referred to as 'the vendors' and Skyline Mansions Private Limited (then known as Bahupriya Properties Private Limited and hereinafter as "**Skyline Mansions**"), therein referred to as 'the purchaser'.
- (f) Agreement to Assign Lease dated 4th April, 2005 registered before the Office of the Sub-Registrar of Assurances under Serial No.BDR-3-2746 of 2006 read with a Deed of Rectification dated 6th May, 2010 registered before the Office of the Sub-Registrar of Assurances under Serial No.BDR-13-4453 of 2006 (collectively "**Firm Assignment Agreement**") both executed between Chittaranjan Sharma, therein referred to as 'the Assignor' and M/s. Skyline Great Hills, therein referred to as 'the Assignee' and hereinafter as "**the Firm**".
- (g) Joint Development Agreement dated 4th April, 2008 ("**JDA**") executed between Skyline Mansions (then known as Bahupriya Properties Private Limited), therein referred to as 'the owners/developers', and the Firm, therein referred to as 'the joint developers'.
- (h) Power of Attorney dated 4th April, 2008 executed by M/s. Skyline Great Hills in favour of Jaysinh Dave, Narottan C. Sharma, Jatin V. Daisaria and Khyalilal M. Tater ("**JDA-POA**").
- (i) Deed of Confirmation dated 20th October, 2011 registered before the Office of the Sub-Registrar of Assurances under Serial No.BDR-13-8483 of 2011 executed between the Owner and the Firm.
- (j) Deed of Confirmation dated 20th October, 2011 registered before the Office of the Sub-Registrar of Assurances under Serial No.BDR-13-8484 of 2011 executed between the Owner and the Firm.
- (k) Skyline Mansions together with the consent of Chittaranjan Sharma, granted lease of various notionally sub-divided layout plots comprised in the Larger Land admeasuring in the aggregate 37,592 square metres and referred to as the "**Erstwhile Leased Land**", by and under 60 (sixty) registered indentures of lease, in favour of various persons. Certain original lessees of the plots comprised in the Erstwhile Leased Land transferred/gifted their rights in respect thereof in favour of certain persons by and under certain gift deeds. The erstwhile lessees of the various layout plots comprised in the Erstwhile Leased Land surrendered all their respective right, title and interest therein in favour of Skyline Mansions, by and under 60 (sixty) separate Deeds of Surrender. The details of the indentures of lease, the gift deeds and the deeds of surrender with respect to the Erstwhile Leased Land are stated below. In consideration of the

surrender of the Erstwhile Leased Land, Skyline Mansions Private Limited agreed to construct and deliver 25,600 square feet carpet area in the form of constructed area together with certain car parking spaces on the terms and conditions more particularly described in the deeds of surrender identified hereinbelow ("Area Obligation"),-

Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
1.	Lease Deed dated 27 th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8752/2004 entered into between Bahupriya Properties Private Limited Shri Chittaranjan C. Sharma Sobhagyasing Mehta	500 square meters. _____ years commencing from 27 th July, 2004. yearly rent of Rs.6,000/-.	-	Deed of Surrender of Lease dated 31 st January, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/880/2008 entered into between - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Sobhagyasing Mehta	
2.	Lease Deed dated 2 nd August, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8757/2004 entered into between - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Piyush P. Soni	- 500 square meters. - 33 years commencing from 2 nd August, 2004. - yearly rent of Rs.6,000/-.	-	Deed of Surrender of Lease dated 24 th May, 2010 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/4988/2010 entered into between - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Piyush P. Soni	
3.	Lease Deed dated 2 nd August, 2004 registered with the office of the Sub Registrar of Assurances	- 500 square meters. - 33 years commencing from 2 nd	-	Deed of Surrender of Lease dated 31 st January, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-	

Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
	<p>Kurla-2 under serial No.BDR-7/8772/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Jignesh N. Solgama 	<p>August, 2004. yearly rent of Rs.6,000/-</p>		<p>13/2751/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Jignesh N. Solgama 	
4.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8702/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Mahendra Choradia 	<p>500 square meters. 33 years commencing from 1st August, 2004. yearly rent of Rs.6,000/-</p>	-	<p>Deed of Surrender of Lease dated 31st January, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/852/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Mahendra Choradia 	
5.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8707/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited 	<p>500 square meters. 33 years commencing from 1st August, 2004. yearly rent of Rs.6,000/-</p>	-	<p>Deed of Surrender of Lease dated 11th July, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/5289/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Minaxi Harshad Dave 	

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Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
	<ul style="list-style-type: none"> - Shri Chittaranjan C. Sharma - Minaxi Harshad Dave 				
6.	<p>Lease Deed dated 2nd August, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8716/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Padam R. Soni 	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing from 1st August, 2004. - yearly rent of Rs.6,000/- 	-	<p>Deed of Surrender of Lease dated 9th June, 2010 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/5566/2010 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Padamkumar R. Soni 	<p>Padamkumar R. Soni, at the request of Bahupriya Properties Private Limited, agreed to surrender the plot in consideration of Bahupriya Properties Private Limited allotting the flat admeasuring 1600 square feet (carpet area) along with 2 Car Parking Spaces in the Scheme, to be developed by Bahupriya Properties Private Limited. Further, if the area of the aforesaid flat is more than 5% then Bahupriya Properties Private Limited shall pay the difference as per the Market Value.</p> <p>The said flat shall be in Phase I, and will be mutually determined by the Parties within a period of 15 days from the sanction of the Building Plans by the Corporation.</p> <p>Bahupriya Properties Private Limited shall enter into a formal Agreement for Sale within 90 days or at such further time mutually agreed between the Parties.</p>
7.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances</p>	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing from 27th July, 2004. 	-	<p>Deed of Surrender of Lease dated 31st January, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-</p>	

Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
	<p>Kurla-2 under serial No.BDR-7/8756/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Pramod S. Mehta 	<p>yearly rent of Rs.6,000/-</p>		<p>13/883/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Pramod S. Mehta 	
8.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8810/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Renu Kataria 	<p>500 square meters. 33 years commencing from 27th July, 2004. yearly rent of Rs.6,000/-</p>	<p>Gift Deed dated 3rd June, 2010 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/5151/2010 entered into between -Renu Kataria (therein referred to as the 'Donor') -Bahupriya Properties Private Limited (therein referred to as the 'Confirming Party') -Sangita N. Sharma (therein referred to as the 'Donee')</p>	<p>Deed of Surrender of Lease dated 29th July, 2010 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/7165/2010 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Sangita N. Sharma 	<p>Sangita N. Sharma, at the request of Bahupriya Properties Private Limited, agreed to surrender the plot in consideration of Bahupriya Properties Private Limited allotting the flat admeasuring 1600 square feet (carpet area) along with 2 Car Parking Spaces in the Scheme, inter alia, proposed to be developed by Bahupriya Properties Private Limited. Further, if the area of the aforesaid flat is more than 5% then Bahupriya Properties Private Limited shall pay the difference as per the Market Value.</p> <p>The said flat shall be in Phase I, and will be mutually determined by the Parties within a period of 15 days from the sanction of the Building Plans by the Corporation.</p> <p>Bahupriya Properties Private Limited shall enter into a formal Agreement for Sale within 90 days or at</p>

Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
					such further time mutually agreed between the Parties.
9.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8737/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Dhaval R. Dave 	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing from 27th July, 2004. - yearly rent of Rs.6,000/-. 	-	<p>Deed of Surrender of Lease dated 11th July, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/5291/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Dhaval R. Dave 	
10.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8765/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Harsha Jatin Daisaria 	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing from 27th July, 2004. - yearly rent of Rs.6,000/-. 		<p>Deed of Surrender of Lease dated 29th July, 2010 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/7158/2010 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Harsha Daisaria 	<p>Harsha Daisaria, at the request of Bahupriya Properties Private Limited, agreed to surrender the plot in consideration of Bahupriya Properties Private Limited allotting the flat admeasuring 1600 square feet (carpet area) along with 2 Car Parking Spaces in the Scheme, inter alia, proposed to be developed by Bahupriya Properties Private Limited. Further, if the area of the aforesaid flat is more than 5% then Bahupriya Properties Private Limited shall pay the difference as per the Market Value.</p> <p>The said flat shall be in Phase I, and will be mutually determined by the Parties within</p>

Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
				<p>Deed of Rectification dated 16th August, 2011 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/8183/2011 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited; and - Harsha Daisaria, <p>for rectifying the typographical error in the Deed of Surrender of Lease dated 29th July, 2010, wherein it was inadvertently stated in Paragraph No. 7 of the Recital and the Operative part, that the Lessor therein had agreed to allot to the Lessee therein the flat admeasuring 1600 square feet (Built-up area), instead of 1600 square feet (Carpet area).</p>	<p>a period of 15 days from the sanction of the Building Plans by the Corporation.</p> <p>Bahupriya Properties Private Limited shall enter into a formal Agreement for Sale within 90 days or at such further time mutually agreed between the Parties.</p>
11.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8775/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Chandrakant Pandya 	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing from 27th July, 2004. - yearly rent of Rs.6,000/-. 	-	<p>Deed of Surrender of Lease dated 27th July, 2010 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/7121/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Rasila Chandrakant Pandya, Ambrish Chandrakant Pandya, and Rajshree Harshad Joshi. (heirs/legal representatives of Chandrakant Pandya, who became entitled to the lease 	

Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
				post the demise of Chandrakant Pandya)	
12.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8807/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Bharat N. Kataria 	<ul style="list-style-type: none"> - 500 square meters. - 33 years - commencing from 27th July, 2004. - yearly rent of Rs.6,000/-. 	<p>Gift Deed dated 3rd June, 2010 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/5150/2010 entered into between</p> <ul style="list-style-type: none"> - Bharat Nandkumar Kataria (therein referred to as the 'Donor') - Bahupriya Properties Private Limited (therein referred to as the Confirming Party') Sangita N. Sharma (therein referred to as the 'Donee') (Minor) 	<p>Deed of Surrender of Lease dated 29th July, 2010 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/7162/2010 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Sangita N. Sharma 	<p>Sangita N. Sharma, at the request of Bahupriya Properties Private Limited, agreed to surrender the plot in consideration of Bahupriya Properties Private Limited allotting the flat admeasuring 1600 square feet (carpet area) along with 2 Car Parking Spaces in the Scheme, inter alia, proposed to be developed by Bahupriya Properties Private Limited. Further, if the area of the aforesaid flat is more than 5% then Bahupriya Properties Private Limited shall pay the difference as per the Market Value.</p> <p>The said flat shall be in Phase I, and will be mutually determined by the Parties within a period of 15 days from the sanction of the Building Plans by the Corporation.</p> <p>Bahupriya Properties Private Limited shall enter into a formal Agreement for Sale within 90 days or at such further time mutually agreed between the Parties.</p>
13.	<p>Lease Deed dated 27th July, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under</p>	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing from 27th July, 2004. 	-	<p>Deed of Surrender of Lease dated 11th July, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-</p>	

Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
	<p>serial No.BDR-7/8780/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Meena V. Jain 	<p>- yearly rent of Rs.6,000/-</p>		<p>13/7038/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Meena V. Jain 	
14.	<p>Lease Deed dated 2nd August, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8695/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Sejal K. Tater 	<p>500 square meters. 33 years commencing from 1st August, 2004. yearly rent of Rs.6,000/-.</p>	-	<p>Deed of Surrender of Lease dated 31st January, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/884/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Sejal K. Tater 	
15.	<p>Lease Deed dated 12th August, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8865/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited 	<p>- 500 square meters. - 33 years commencing from 12th August, 2004. - yearly rent of Rs.6,000/-.</p>	-	<p>Deed of Surrender of Lease dated 31st January, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/892/2008 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Vikrant Karnawat 	

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Plot No.	Lease Deed	Lease Details	Gift Deed (if any)	Deed of Surrender / Agreement for assignment of lease/ surrender	Area to be allotted (if any)
	<ul style="list-style-type: none"> - Shri Chittaranjan C. Sharma - Vikrant Karnawat 				
16.	<p>Lease Deed dated 2nd August, 2004 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/8826/2004 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Shri Chittaranjan C. Sharma - Puja G. Kataria 	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing from 2nd August, 2004. - yearly rent of Rs.6,000/-. 	<p>Gift Deed dated 3rd June, 2010 registered with the office of the Sub Registrar of Assurances Kurla-2 under serial No.BDR-7/5148/2010 entered into between</p> <p>-Puja Kataria (therein referred to as the 'Donor')</p> <p>-Bahupriya Properties Private Limited (therein referred to as the 'Confirming Party')</p> <p>-Sangita N. Sharma (therein referred to as the 'Donee')</p>	<p>Deed of Surrender of Lease dated 29th July, 2010 registered with the office of the Sub Registrar of Assurances Kurla-3 under serial No.BDR-13/7164/2010 entered into between</p> <ul style="list-style-type: none"> - Bahupriya Properties Private Limited - Sangita N. Sharma 	<p>Sangita N. Sharma, at the request of Bahupriya Properties Private Limited, agreed to surrender the plot in consideration of Bahupriya Properties Private Limited allotting the flat admeasuring 1600 square feet (carpet area) along with 2 Car Parking Spaces in the Scheme, inter alia, proposed to be developed by Bahupriya Properties Private Limited. Further, if the area of the aforesaid flat is more than 5% then Bahupriya Properties Private Limited shall pay the difference as per the Market Value.</p> <p>The said flat shall be in Phase I, and will be mutually determined by the Parties within a period of 15 days from the sanction of the Building Plans by the Corporation.</p> <p>Bahupriya Properties Private Limited shall enter into a formal Agreement for Sale within 90 days or at such further time mutually agreed between the Parties.</p>
17.	<p>Lease Deed dated 2nd August, 2004 registered with the office of the Sub Registrar</p>	<ul style="list-style-type: none"> - 500 square meters. - 33 years commencing 	-	<p>Deed of Surrender of Lease dated 31st January, 2008 registered with the office of the Sub Registrar of Assurances Kurla-3</p>	