

INVOICE

| | | | |
|--|---|----------------------------|----------------|
| M.Rajkumar & Co - Advocates Litigation /Legal Audit Advocates High Court B7Q3, Odyssey Bldg, Lodha Paradise Complex Majiwade, Thane 400601 MSM: REG NO. MH33D0220127 Contact : 02225360554,9820474421 E-Mail : mrllegalco@gmail.com www.mrllegal.co.in | Invoice No. 2 | Dated 6-May-2024 | 5,98,03,534.00 |
| Buyer: Bank of India Stock Exchange Branch 70-80 M.G. Road, Ground Floor, Bank of India Bldg, Next to Mumbai University, Mumbai 400023 | For legal audit. Recommended for sanction D 27 18/5/24 | | |
| 008643 | 00862510 - 1749 00802511 - 54 1,29,93,157.00 | | |

| Particulars | Amount |
|--|-------------------|
| Professional Fees For Title Investigation for Flat No 101 Nisarg Apartments CHSL, Village Vile Parle Tal Andheri MSD Account Anugrah Stock & Broking Pvt Ltd | 8,000.00 |
| Total | ₹ 8,000.00 |

Amount Chargeable (in words) E. & O.E
INR Eight Thousand Only

Customer's Seal and Signature

Company's Bank Details
Bank Name : **Kotak Mahindra Bank**
A/c No. : **5345418145**
Branch & IFS Code : **Bandra Kurla Complex Branch & KKBK0001405**

for M.Rajkumar & Co - Advocates Litigation /Legal Audit

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION
THANKS FOR ENTRUSTING YOURSELF TO US



M. Rajkumar & Co.

Advocates, High Court

Ref No.

Date : 06.05.2024

To,
The Asst. General Manager,
Bank of India Stock Exchange Branch,
70-80, M.G. Road, Ground Floor, Bank of India Bldg,
Mumbai 400023

Respected Madam

Re : Title Search Report of Property **BEING** Flat No.101 admeasuring about 826 sq.ft carpet, 1st Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District **[FOR PURPOSE OF LEGAL AUDIT]**

Borrower : Anugrah Stock & Broking Pvt Ltd
CIN No. U67120MH1996PTC102072

With reference to your letter No.____ dated 03.05.2024, we have on the basis of the original title documents forwarded to us pertaining to the aforesaid immoveable property and other information provided by you and on your instruction, we have concluded a detailed search and investigation and submit our report as under :

1. Name(s) and Address of the Mortgagor(s)/ Title Holder :

| | |
|--|--|
| Anugrah Stock & Broking Pvt Ltd BORROWER | HAVING address at 1 st Floor, Nisarg Apt, Besant Road, Vile Parle West, Mumbai 400056 |
|--|--|

2. Title Deeds in Original seen by us.

| Serial No. | Description of Documents | Parties / Authority |
|------------|--|---|
| 1. | ORIGINAL Registered Agreement dated 13.06.2003 bearing Serial No. BDR-1-3619-2003. | BETWEEN Darshan Builders & Developers AND Subhnen Veneers Pvt Ltd. |
| 2. | ORIGINAL Registration Receipt No.3953 | Issued by Sub-Registrar, |

B/703, Odyssey Bldg., Lodha Paradise Complex, Wajiwade, Thane - 400 601.

Email : rajkumar_adv77@rediffmail.com. 9820474421. 022-25360554

Website : www.mrlegal.co.in

Rajkumar & Co.

THANK YOU FOR ENTRUSTING YOURSELF TO US!

एम. राजकुमार अडवॉकेट्स
वकील उच्च न्यायालय we 1,24 07,3002
MSME REG.No.MH33D0220127

Page | 1



| | | |
|----|--|---|
| | dated 29.05.2007 for payment of Registration Fees of Rs.30000/- | Andheri -2 |
| 3. | ORIGINAL Index II dated 29.05.2007 | Issued by Sub-Registrar Andheri-2 |
| 4. | ORIGINAL Registered Deed of Transfer dated 15.05.2007 bearing Serial No. BDR-4-3924-2007 | BETWEEN Subhnen Veneers Pvt Ltd. AND Anugrah Stock and Broking Private Limited. |
| 5. | ORIGINAL Registration Receipt No. 3953 dated 29.05.2007 for payment of Registration Fees of Rs.30000/- | Issued by Sub-Registrar, Andheri -2 |
| 6. | ORIGINAL Index II dated 29.05.2007 | Issued by Sub-Registrar Andheri-2 |

3. **Description of immovable property:** Flat No.101 admeasuring about 826 sq.ft carpet, 1st Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District

| Survey No. | Extent Areas In Acres / Hectares | Location as per Agreement |
|---------------------------|----------------------------------|---------------------------------------|
| CTS No. 1234, 1234/1 to 4 | 719.06 sq.mts | Village Vile Parle Taluka Andheri MSD |
| Towards North | | By Public Road No.8 |
| Towards South | | By Plot bearing No.15B |
| Towards East | | By Plot bearing Nos. 11 & 12 |
| Towards West | | By Plot bearing TS No.9 |

4. **Search in Sub-Registrar's Office:** Sub-Registrar office, Andheri MSD

i) **Location of Property :** Flat No.101 admeasuring about 826 sq.ft carpet, 1st Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District

ii) **Investigation, Flow / Tracing of Title and Search**

a) **Search in the office of Sub- Registrar of Assurances**



Search in respect of aforesaid property was carried out by us in the office of Sub-Registrar for the year from 1994 to 2024 i.e last 31 years .

1994] NIL
1995] NIL

1996

AND-1-493

Confirmation dated 12.12.1996 RD 27.02.1996

1996

A.V. ₹/- M.V. ₹/-

S.D. ₹/- Reg. Charges ₹/-

Dileep K. Purohit

To

.....

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234. Admeasuring about 719.06 sq.mts

1996

AND-1-494

Confirmation dated 12.12.1996 RD 27.02.1996

1996

A.V. ₹/- M.V. ₹/-

S.D. ₹/- Reg. Charges ₹/-

Dileep K. Purohit

To

.....

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234, 1234/1 to 4. Admeasuring about 19.6 sq.mts

1996

AND-1-1271

Affidavit dated 25.04.1996 RD 13.05.1996

1996

A.V. ₹/- M.V. ₹/-

S.D. ₹.60/- Reg. Charges ₹/-

Dileep K. Purohit

To

.....

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234, 1234/1 to 4

Dileep K. Purohit



1997] NIL
 1998] NIL
 1999] NIL
 2000] NIL

2001

AND-1-553

Affidavit dated 31.01.2001

2001

A.V. ₹/- M.V. ₹/-

S.D. ₹.100/- Reg. Charges ₹/-

Praveen Viram Satra

Madhukar B. Chavan

Darshan Builders & Developers

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building Veena Vihar Plot No.9 Town Planning Scheme III, 719.06 sq.mts 5, Basant Road, Vileparle CTS No. 1234, 1234/1 to 4

2002] NIL

2003

AND-1-911

Agreement dated 12.02.2003

2003

A.V. ₹.3200000/- M.V. ₹.3348975/-

S.D. ₹.226800/- Reg. Charges ₹.20000/-

Ashok Rojgar thru Darshan Builders & Developers

To

Premji V Satra

Geeta Premji Satra

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No. 101 admeasuring about 63.79 sq.mt Built up, 1st Floor, Nisarg Apartment, CTS No. 1234.

2003

AND-1-3619

Agreement dated 13.06.2003

2003

A.V. ₹.2300000/- M.V. ₹.4836300/-

S.D. ₹.335710/- Reg. Charges ₹.30000/-

D. Kumar



Pravin Viram Satra Partner Darshan Builders & Developers
To

Popatlal Bacchubhai Nandu – Director
Shubhnen Veniyers Pvt Ltd

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No. 101
admeasuring about 92.12 sq.mt Built up, 1st Floor, Nisarg
Apartment, CTS No. 1234.

2004] NIL

2005] NIL

2006] NIL

2007

AND-2-3924

Agreement dated 15.05.2007 RD 29.05.2007

2007

A.V. ₹.8000000/- M.V. ₹.5485076/-

S.D. ₹.383000/- Reg. Charges ₹.30000/-

Shubhnen Veniyers Pvt Ltd

To

Anugrah Stock Broking Pvt Ltd

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No. 101
admeasuring about 92.12 sq.mt Built up, 1st Floor, Nisarg
Apartment, CTS No. 1234. Final Plot No. 9, 5 Basement Road,
Vile Parle West, together with Parking Space No.P12 & car
Parking Space admeasuring about 11.15 sq.mts.

2008] NIL

2009] NIL

2010] NIL

2011] NIL

2013] NIL

2012] NIL

2014

Pravin Viram Satra



AND-3-141
2014

Notice of Intimation regarding Mortgage by way of deposit of title deeds Loan ₹.60000000/- dated 25.02.2014 RD 19.03.2014 S.D. ₹.120100/- Reg. Charges ₹.1300/-

Paresh M Kariya
Arvind M Kariya

To

Bank of India – Stock Exchange

Schedule :

Property at Village Vileparle Taluka Andheri MSD,
Flat No.103 admeasuring about 103.94 sq.mts 1st Flr
Flat No. 402 admeasuring about 103.94 sq.mts 4th Flr
Flat No.101 admeasuring about 92.11 sq.mts 1st Flr
Nisarg Apartment CHSL, CTS No. 1234 Vile Parle

| | | |
|------|---|-----|
| 2015 |] | NIL |
| 2016 |] | NIL |
| 2017 |] | NIL |
| 2018 |] | NIL |
| 2019 |] | NIL |
| 2020 |] | NIL |

2021

AND-6-1724
2021

Conveyance dated 31.08.2020

A.V. ₹.0/- M.V. ₹.1/-

S.D. ₹.602400/- Reg. Charges ₹.30000/-

Sumatibai Kailashnath Purohit, & others

Darshan Builders & Developers

To

Nisarg Co-op Hsg. Soc. Ltd

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Land together with Building Nisarg Co-op Hsg. Soc. Ltd, CTS No. 1234, 1234/1 to 4 Final Plot No.9 of TPS III Vile Parle West, admeasuring about 719.06 sq.mts comprising of Ground Floor, + 4 Floor, [2 basements, 4 Shops, 16 Flats]

Darshan Builders



| | | |
|------|---|-----|
| 2022 |] | NIL |
| 2023 |] | NIL |
| 2024 |] | NIL |

Copy of Search Challan is annexed to the Report

b) Investigation, Flow / Tracing of Title

As per revenue records, Bai Sumati Kailashnath Purohit was owner and/ or otherwise entitled to land together with bungalow - "Veena Vihar" bearing CS No. 1234, 1234/1 to 4 corresponding F.P. No. 9 TPS No.III of Vile Parle, lying being and situated at 5, Basant Road, Village Vileparle Taluka Andheri MSD. Hereafter referred to as Said Property for sake of brevity and understanding.

Said Property was acquired by Bai Sumati Kailashnath by and under Registered Deed of Conveyance dated 08.10.1940 lodged for registration under Serial No. 1104-1940 Book No.1.

In or about 1945, dispute and differences arose between Sumati Kailashnath Purohit, and her sons [1] Vinayak Kailashnath Purohit [2] Dileep Kailashnath Purohit

As a result mediation amongst the family members, relatives and friends, an oral partition was effected amongst Bai Sumati Kailashnath Purohit, her sons [1] Vinayak Kailashnath Purohit, [2] Dileep Kailashnath Purohit [3] Veena Purohit-unmarried daughters [4] Seeta Purohit -unmarried daughters as a result whereof in consideration of payments made to the said Vinayak Kailashnath Purohit by the said Dileep Kailashnath Purohit, one half share in the aforesaid Property was given to Dileep Kailashnath Purohit;



Consequent to the said oral partition, [1] Dileep Kailashnath Purohit [2] Bai Sumali Kailashnath Purohit became entitled to the aforesaid property and accordingly property records were mutated.

Bai Sumati Kailashnath Purohit expired on 17.11.1969 leaving behind following legal heirs.

- [1] Vinayak Kailashnath Purohit
- [2] Dileep Kailashnath Purohit
- [3] Veena Indravadan Shroff
- [4] Seeta Naren Bhatt

50% undivided share in the property of Bai Sumati Kailashnath Purohit devolved upon in accordance with her Last Will and Testament dated 28.05.1960. Said Will was probated vide Bombay High Court Order dated 02.12.1974, whereby 50% undivided share in the aforesaid property devolved upon Dileep Kailashnath Purohit

By and under Deed of Transfer dated 25.01.2000 lodged for registration under Serial No. BBR-1-583-2000, the aforesaid property was transfer by Dileep Kailashnath Purohit as Executor of Last Will & Testament of Bai Sumati Kailashnath Purohit in favor of Dileep Kailashnath Purohit.

By and under Agreement of Exchange dated 28.01.2000 r/w Registered Deed of Exchange dated 21.12.2000 lodged for registration under Serial No. BDR-1-490-2001 Dileep Kailashnath Purohit exchanged with Darshan Builders & Developers, the aforesaid property on terms and conditions as set out therein.



In accordance with approvals, sanctions and permissions, Darshan Builders & Developers constructed Building complex **Nisarg**, including but not limited to following permissions.

1. Permission No. Desk-VI/A/SR-6[1]/IV-124 dated 18.01.1982
2. IOD No. EB/CE/5590/WS/AK dated 15.07.1995
3. Commencement Certificate No. CE/5590/BH/WS/AK dated 05.06.1999
4. Part Occupancy Certificate No. CE/5590/WS/ AK dated 07.10.2002

By and under Registered Agreement dated 13.06.2003 lodged for registration under Serial No. BDR-1-3619-2003, Darshan Builders & Developers sold to Subhnen Veneers Pvt Ltd., Flat No.101 admeasuring about 826 sq.ft carpet, 1st Floor, Nisarg Apartment, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District for consideration and on terms and conditions as set out therein. Hereafter referred to as Subject Flat for sake of brevity and understanding.

Subject Flat is sold under provisions of Maharashtra Ownership of Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963.

Subhnen Veneers Pvt Ltd.became member of Nisarg Co-op Hsg. Soc. Ltd [bearing Registration No.BOM/WKW/WEST/ HSG/ [TC]/ 12795 2004-2005]

Transfer of Shares is governed under provisions of the Maharashtra Co-Operative Societies Act 1960 and Maharashtra Co-Operative Societies Rules, 1961

By and under Registered Deed of Transfer dated 15.05.2007 lodged for registration under Serial No. BDR-4-3924-2007, Subhnen Veneers Pvt Ltd sold to



Anugrah Stock and Broking Pvt Ltd, the Subject Flat for consideration and on terms and conditions as set out therein.

Anugrah Stock and Broking Pvt Ltd offered the aforesaid Subject Flat as Collateral Security to loan facilities availed from Bank of India

MASTER DATA OF ANUGRAH STOCK & BROKING PVT LTD

| | |
|--|--|
| CIN | U67120MH1996PTC102072 |
| Company / LLP Name | Anugrah Stock & Broking Pvt Ltd |
| ROC Code | RoC Mumbai |
| Registration Number | 102072 |
| Company Category | Company limited by Shares |
| Company SubCategory | Non- Government Company |
| Class of Company | Private |
| Authorised Capital(Rs) | 49900000 |
| Paid up Capital(Rs) | 49750000 |
| Number of Members(Applicable in case of company without Share Capital) | - |
| Date of Incorporation | 22.02.1996 |
| Registered Address | 1 st Floor, Nisarg Apt, Besant Road, Vile Parle West, Mumbai 400056 |
| Email Id | jigneshtrivedi@anugrahsb.com |
| Whether Listed or not | - |
| Date of last AGM | - |
| Date of Balance Sheet | 31.03.2019 |
| Company Status(for e filing) | - |

DETAILS OF DIRECTORS OF ANUGRAH STOCK & BROKING PVT LTD

| DIN/PAN | Name | Begin date | End date |
|----------|-----------------------|------------|----------|
| 00215937 | Paresh Mulji Kariya | 13.05.1997 | - |
| 02380399 | Sadhana Paresh Kariya | 08.09.2012 | - |

INDEX OF CHARGES

| Charge ID | Charge Holder | Date of Creation / Modification | Amount |
|-----------|---------------|---------------------------------|----------|
| 10156423 | Bank of India | 16.04.2009 | 60000000 |



| | | | |
|----------|---------------|------------|-----------|
| | | 24.02.2014 | |
| 10548527 | Bank of India | 19.01.2015 | 100000000 |

Thus we conclude that Anugrah Stock and Broking Pvt Ltd derives valid, legal, clear and marketable title for Flat No.101 admeasuring about 826 sq.ft carpet, 1st Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District, subject to claim of Bank of India

Anugrah Stock & Broking Pvt Ltd has been facing several litigations involving accusations of cheating Investors involving trading derivative portfolio. As a result, inquiry was carried out by Bombay High Court, SEBI, NSE, NSE Clearing Corporation and Edelweiss Custodial Services etc . Pursuant to Bombay High Court, Economic Office Wing registered FIR against Anugrah Stock & Broking Pvt Ltd for duping an investor. In Furtherance thereof, SEBI suspended operation of Anugrah Stock & Broking Pvt Ltd till the completion of enquiry proceedings, after finding it in violation of several market norms. Further the findings of forensic audit report submitted by NSE included mis-statement about debtors and creditors, shortfall of client funds and client securities, payments made to clients having running debit balance and discrepancies in maintenance of records, among others.

Post-disablement of the trading terminals of Anugrah Stock & Broking Pvt Ltd by NSE, SEBI has received 2,352 complaints under the SEBI complaints redress system (SCORES).

IT IS INFORMED TO US THAT Anugrah Stock & Broking Pvt Ltd defaulted repayment of Financial Facilities, thus Bank of India can enforce the mortgage in accordance with provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 & / or put for claim as secured creditor before appropriate forum.



We therefore conclude that Bank of India would pass to PROSPECTIVE BUYER / SUCCESSFUL BIDDER valid, legal, clear and marketable title for Flat No.101 admeasuring about 826 sq.ft carpet, 1st Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District, subject [1] to sale by e-auction [2] registration of Sale Certificate

Explanatory Note 1 : By and under conveyance Deed [Deemed / Unilateral] dated 08.02.2021 bearing Serial No. BDR-17-1724-2021, Sumatibai Kailashnath Purohit, & others with confirmation of Darshan Builders & Developers sold, transferred and conveyed to Nisarg Co-op Hsg. Soc. Ltd, Land together with Building Nisarg Co-op Hsg. Soc. Ltd , CTS No. 1234, 1234/1 to 4 Final Plot No.9 ot TPS III Vile Parle West, admeasuring about 719.06 sq.mts comprising of Ground Floor, + 4 Floor, [2 basements, 4 Shops, 16 Flats] for consideration and on terms and conditions as set out therein

Explanatory Note 2 : During search, we have noted entry Registered Agreement dated 12.02.2003 bearing Serial No. AND-1-911-2003 between Darshan Builders & Developers AND [1] Premji V Satra [2] Geeta Premji Satra in respect to the Subject Flat. We have downloaded copy of conveyance Deed [Deemed / Unilateral] dated 08.02.2021 bearing Serial No. BDR-17-1724-2021 [pursuant to Order cum Certificate No. DDR-3-/ Mum/ D.C./Nisarg CHSL/ 3007/ 2015 dated 09.08.2015] List of Member annexed at Registration Page 27/85 at Serial No.1 mentions name of Anugrah Stock & Broking Pvt Ltd as member in respect to Flat



No.101. We therefore feel that the said entry 2003 is not relevant for arriving title of subject Flat.

| Abbreviations: U/c – Under Construction, N/a – Not applicable N/p – Not provided | | |
|---|--|---|
| a. | Promoters / Land owner's title to the land / building | Owner |
| b. | Development Agreement / Power of Attorney | N/a |
| c. | Independent title verification of the land and / or building in question | Yes |
| d. | Agreement for sale (duly registered) | Yes |
| e. | Payment of proper stamp duty | Yes |
| f. | Approval of Building Plan, Permission of appropriate / Local Authority etc. | Yes |
| g. | Availability Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder | Yes |
| h. | IOD No. | Issued by Municipal Corporation |
| i. | Commencement Certificate No. | Issued by Municipal Corporation |
| j. | Occupation Permission No. | Issued by Municipal Corporation |
| k. | Copy of Property Card / 7/12 Extract evidencing ownership right of land | Annexed to Agreement |
| l. | Copy of Title Certificate dated 01.02.2001 ascertaining right of Darshan Builders & Developers on the aforesaid property | Issued by Vimla & Co – Advocates & Solicitors |
| m. | Copy of Layout plan | Annexed to Agreement |
| n. | Copy of approved Floor Plan | Annexed to Agreement |
| o. | Formation of Society | N/p |
| p. | Conveyance in favour of society / condominium concerned | Yes |
| q. | membership details in the society etc. | N/p |
| r. | Share Certificate | N/p |

Signature



| | | |
|--|--|-----|
| s. | No objection letter from the society | N/p |
| t. | all legal requirements under the local / municipal laws, regarding ownership of flats/ apartments / building regulations, development control regulations, co-operative Societies law etc. | Yes |
| u. | RERA registration | N/a |
| v. | Validity of RERA Registration | N/a |
| <i># Contravention to provisions of The Real Estate (Regulation and Development) Act, 2016, the Promoter / Developers shall be liable for penalty / Fine / prosecution under CHAPTER VIII of Act</i> | | |
| w. | Litigation | N/a |
| <i># Section 4 [i] of The Real Estate (Regulation and Development) Act, 2016, – it is obligation of the Promoter / Developer to make Legal, clear, marketable title of the Real Estate Project [defined under section 2(zn)], free from all encumbrances.</i> | | |
| <i># Section 18[2] of The Real Estate (Regulation and Development) Act, 2016, the promoter shall compensate the allottees in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under this Act, and the claim for compensation under this subsection shall not be barred by limitation provided under any law for the time being in force</i> | | |
| x. | Project Loan / Finance | N/a |
| y. | Mortgage Details / Developer Loan | N/a |
| <i># Section 11 [4] (g) of The Real Estate (Regulation And Development) Act, 2016, the Promoter shall pay all outgoing until he transfers the physical possession of the real estate project to the allottee or the associations of allottees, as the case may be, which he has collected from the allottees, for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project):</i> | | |
| z. Requirement for noting Bank charges on the records of the Housing society etc. and comment | | |
| a) Bank has obtained NoC from Society ascertaining charge on subject Flat in favour of Bank of India. | | |

iii) Confirm and state that the Original title deeds submitted are the Originals registered before the Registrar of Assurances. [We examined original [1] Registered Agreement dated 24.03.2003 bearing Serial No. BDR-1-1864-2003 [2] Registered Deed of Gift dated 26.06.2014 bearing Serial No. BDR-17-5941-2014 from Bank's Custody. Said Title Deeds are verified to be original and genuine]



- iv) Whether the property is ancestral and /or under joint ownership. If so, details of the Co-purchasers / Karta and / or the Co-Developers. The respective shares should be incorporated specifically : **Not Applicable.**
- v) Minor's Interest (Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved what precautions are to be taken to protect bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property). **NOT APPLICABLE**
- vi) Documents pending for registration : **NOT APPLICABLE**
5. Whether Urban Land(Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report. **NOT APPLICABLE.**
6. Whether the property is acquired under land Acquisition Act, 1894 / 2014 and applicability of other State Legislations. **NOT APPLICABLE.**
7. Leasehold immovable property (Where land/building is leasehold, please verify the terms of lease, Whether any permission/ NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property in mortgage. :

| | |
|----------------------|----------|
| Title of Land | Freehold |
| Title of Unit | Freehold |



8. Investigation under Income Tax act 1961, pending litigation related to the Property, if any. : N/a

[Any permission of the Concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept]

9. Investigation in regard to agricultural land : Not Applicable.

[Investigate and search the necessary records etc with specific reference to the land if it is surplus, self cultivated, if consolidation of holdings / acquisition proceedings etc is in progress in the area, whether Government loan / any loan raised against the land and details about the charges / encumbrances may be specified, specifically with reference to the Agricultural Land Laws]

10. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor. : Not Applicable.

11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title. : **NO.**

12. Whether the records of Sub-Registrar office or revenue authorities relevant to the Property in question are available for verification through any online portal or computer system. if so, whether any verification or cross checking are made and the comments/ findings in this regards.: Index II of the Title Agreement is obtained from website of Department of Registration and stamps, Government of Maharashtra - igrmaharashtra.gov.in by paying appropriate charges. Same is compared with the agreement copy provided by Bank. We do not find any deviation in the same.



13. In case of **Partition** / Family Settlement deeds, whether the Partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his / her/ their share. The Modality/ Procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set ? if so, additional precautions to be taken for avoiding multiple mortgages. **NOT APPLICABLE**
14. whether the property belongs to any **Trust** or is subject to the rights of any trust ? Whether the Trust is a private or public Trust and whether trust deed specifically authorizes the mortgage of the property? is there any bar under local laws for creation of Mortgage ? The additional precautions / permissions to be obtained for creation of valid mortgage as per the respective state / central laws ? **NOT APPLICABLE**
15. In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the Partners have authority to create mortgage for and on behalf of the Firm. -- **NOT APPLICABLE**
16. If the property belongs to a **Limited Company**, Advocate to check the Borrowing power, Board Resolution and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar [ROC], Memorandum of Association and Articles of Association etc and submit details. **APPLICABLE**

Loan facilities are advanced to Anugrah Stock & Broking Pvt Ltd and thus it is necessary to obtain and keep on record, constitutional and financial documents of Anugrah Stock & Broking Pvt Ltd in bank file



17. In case of **Societies, Association**, Check the required authority/ power of borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and their requisite resolutions, bye-laws, etc. The additional precautions / permissions to be obtained for creation of valid mortgage as per the respective state/ central laws to be stated. - NOT APPLICABLE
18. if the property is flat / apartment or residential / commercial complex, Advocate to interalia check / verify

| | | |
|----|--|----------------------------|
| a. | Promoters / Land owner's title to the land / building | Discussed in 4(ii)b |
| b. | Development Agreement / Power of Attorney | Discussed in 4(ii)b |
| c. | Independent title verification of the land and / or building in question | Discussed in 4(ii)b |
| d. | Agreement for sale (duly registered) | Discussed in 4(ii)b |
| e. | Payment of proper stamp duty | Discussed in 4(ii)b |
| f. | Approval of Building Plan, Permission of appropriate / Local Authority etc | Discussed in 4(ii)b |
| g. | Conveyance in favour of society / condominium concerned | Discussed in 4(ii)b |
| h. | Occupancy Certificate / allotment Letter / Letter of Possession | Discussed in 4(ii)b |
| i. | membership details in the society etc | Discussed in 4(ii)b |
| j. | Share Certificate | Discussed in 4(ii)b |
| k. | No objection letter from the society | Discussed in 4(ii)b |
| l. | all legal requirements under the local / municipal | Discussed in |

Prakash Goode



| | | |
|-----------|--|----------------------------|
| | laws, regarding ownership of flats/ apartments / building regulations, development control regulations, co-operative Societies law etc | 4(ii)b |
| m. | requirement for noting Bank charges on the records of the Housing society etc and comment | Discussed in 4(ii)b |

19. Advocate also to check whether the name of the mortgagor is reflected as owner in the Revenue/ Municipal / Village Records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents ? Index II verified
20. Any bar / restriction for creation of mortgage under any local or special enactments. details of proper registration of documents, payment of Stamp duty etc. No
21. Whether the governing law, the constitutional documents of the mortgagor [other than natural persons] permit creation of mortgage and additional precautions , if any to be taken in such cases. Not applicable

CERTIFICATE

We have examined the original Title Deeds deposited relating to the aforesaid property and offered as security by way of Equitable Mortgage and that the documents of Title referred to in the Opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

We hereby certify that we have caused searched in respect information furnished in this Report and have compared the title deeds given to us with the records / copies of it with the office of Sub-Registrar and have found both tallying with



each other. We confirm having made search in the land / revenue records. We also confirm of having verified and checked the records of the relevant Government Offices / Sub-Registrar offices, Revenue Records, Municipal / Panchayat office, Land Acquisition office, Registrar of Companies office. We do not find anything adverse which would prevent the title holders from creating a valid mortgage. The statements and other information given in the report are correct and true.

We certify that there are no prior mortgage / charges / encumbrances whatsoever, EXCEPT CLAIM OF BANK OF INDIA as could be seen from the Encumbrance Certificate for the Period from 1994 to 2024 pertaining to the immovable property covered by the above said Title Deeds.

We certify that BANK OF INDIA would pass **valid, clear, absolute and marketable title over property** shown above free of any encumbrances, charge or claim, subject to execution and registration of Sale Certificate in favor of Prospective Buyer / Successful Bidder. There is no legal impediments for creation of the mortgage under any applicable law / rules in force. We certify that the mortgage over the said property can be enforced through process of law including under the provisions of SARFAESI Act for recovery of dues to the Bank.

On 03.05.2024, We have verified [1] Registered Agreement dated 13.06.2003 bearing Serial No. BDR-1-3619-2003 [2] Registered Deed of Transfer dated 15.05.2007 bearing Serial No. BDR-4-3924-2007 from Bank's Custody – Mumbai Stock Exchange Branch in presence of BANK OFFICER – Rupesh Sinha and on visual inspection / verification, notify as under .

1. The Title document is intact



2. All pages of Title Deeds from beginning to end are paginated & in proper order
3. Signature of Parties on title deeds are in original ink. Pressure of the signature is visible and can be felt on respective pages of the title deeds
4. signatures of the parties are slightly different from each other, which happens in normal routine course of execution of documents. i.e to say that they are not exact replica, which eradicates possibility of forgery.
5. Rubber Stamp of Sub- Registrar affixed on all pages of registered Document in original ink.
6. Title Deeds are typed and not photocopy as can be felt from visual inspection.
7. The registered documents are adequately stamped with the prevalent norms and prescribed rates.

we accordingly verified genuiness of the aforesaid Title Deeds & certify it to be **Original & genuine**, subject to bank retaining the same with them & without returning back to the Borrower.

A] We have examined following documents from Bank's Custody in respect to the Subject Flat of Anugrah Stock and Broking Pvt Ltd. [for loan facilities provided to Anugrah Stock & Broking Pvt Ltd]

1. Registered Agreement dated 13.06.2003 bearing Serial No. BDR-1-3619-2003
2. Registered Deed of Transfer dated 15.05.2007 bearing Serial No. BDR-4-3924-2007

B] Following other documents obtained by Branch & kept in File

1. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 15.04.2009
2. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 20.02.2014
3. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 19.11.2014
4. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 01.09.2016
5. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 30.09.2016
6. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 15.02.2017
7. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 03.01.2020
8. Nisarg Co-op Hsg. Soc. Ltd NoC dated 23.04.2009
9. Nisarg Co-op Hsg. Soc. Ltd NoC dated 05.05.2009
10. Nisarg Co-op Hsg. Soc. Ltd NoC dated 05.10.2011



C] Following other documents to be obtained by Branch & kept in File

1. Letter from Nisarg Co-op Hsg. Soc. Ltd ascertaining charge of Bank of India on Subject Flat.
2. Original Share Certificate.

We hereby return the documents forwarded to us vide your above said Letter.

Yours Faithfully,
For M.Rajkumar & Co.

Rajkumar R Mishra
Advocate High Court

Encl : Search Challan
Index II

Certified copy / Scan copy of Registered Deed of Transfer dated 15.05.2007 bearing Serial No. BDR-4-3924-2007. downloaded from <https://esearchigr.maharashtra.gov.in> bearing Rubber Stamp of Advocate together with Receipt



CHALLAN
MTR Form Number-6



| | | | | | | | | | | | |
|-----------------------|---|---------------|--------|---------------------------|---|--------------------------|---------|-----------------------|---|---|---|
| GRN | MH001656358202425E | BARCODE | | | Date | 06/05/2024-21:50:13 | 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 | BDR1_JT SUB REGISTRAR ANDHERI NO 1 | | | Full Name | M Rajkumar and Co | | | | | | |
| Location | MUMBAI | | | | | | | | | | |
| Year | 2024-2025 From 01/05/1994 To 06/05/2024 | | | Flat/Block No. | B703 7th flr Odyssey Bldg Lodha Paradise | | | | | | |
| | | | | Premises/Building | complex | | | | | | |
| Account Head Details | | Amount In Rs. | | | | | | | | | |
| 0030072201 SEARCH FEE | | 775.00 | | Road/Street | Majiwade | | | | | | |
| | | | | Area/Locality | Thane | | | | | | |
| | | | | Town/City/District | | | | | | | |
| | | | | PIN | | 4 | 0 | 0 | 6 | 0 | 1 |
| | | | | Remarks (If Any) | 31yr search Anugrah Stock AND Broking Pvt Ltd Flat 101 Nisarg CHSL VIII | | | | | | |
| | | | | | Vileparle Tal Andheri MSD | | | | | | |
| | | | | Amount In | Seven Hundred Seventy Five Rupees Only | | | | | | |
| Total | | | 775.00 | Words | | | | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | | | | |
| BANK OF INDIA | | | | | | | | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 02202292024050705031 | | 169201312 | | | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 06/05/2024-21:50:13 | | Not Verified with RBI | | | |
| Name of Bank | | | | Bank-Branch | | BANK OF INDIA | | | | | |
| Name of Branch | | | | Scroll No. , Date | | Not Verified with Scroll | | | | | |

Department ID :

Mobile No. : 9820474421

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Sang Co - Op. Hsg. Society Ltd.

5, Besant Road, Vile- Parle (West), Mumbai - 400 056.

List of Members

| Sr. No. | Fiat No. | Name of Members | Date of Agreement | Cost of Deed | Duty Amount | Stamp Duty paid Date | Registration No. | Registration Amount | Registration Date | Area of Flat (In Sq Mt) Carpet Area |
|---------|----------|--|-------------------|--------------|-------------|----------------------|------------------|---------------------|-------------------|-------------------------------------|
| 1 | 101 | Anugrah Stock And Broking Private Ltd | 15/05/2007 | 8,000,000 | 383,000 | 14/05/2007 | 3924/2007 | 30,000 | 29/05/2007 | 826 |
| 2 | 102 | Subhreen Décor Pvt. Ltd. | 13/06/2003 | 2,700,000 | 385,310 | | 3618/2003 | 30,000 | 13/06/2003 | 932 |
| 3 | 103 | Arvind Kariya | 24/05/2003 | 2,300,000 | 374,550 | 20/03/2003 | 1863/2003 | 21,400 | 26/03/2003 | 932 |
| 4 | 104 | Me. Paresb Mujji Karia (Huf) | 24/03/2003 | 2,300,000 | 327,230 | 20/03/2003 | 1864/2003 | 21,380 | 26/03/2003 | 826 |
| 5 | 201 | 1) Nitin Kumar N. Mehta 2) Kalpesh Nitinkumar Mehta (HUF) | 12/07/2002 | 2,800,000 | 314,710 | 10/07/2002 | 3806/2002 | 20,000 | 12/07/2002 | 826 |
| 6 | 202 | 1) Rajkumar Purshottam Maurya 2) Mahesh Purshottam Maurya 3) Brijesh Purshottam Maurya | 22/05/2003 | 2,800,000 | 385,350 | 17/05/2003 | 3052/2003 | 30,000 | 22/05/2003 | 932 |
| 7 | 203 | A) Kanchanben Rasiklal Vora B) Resiklal Shantilal Vora | 23/07/2002 | 1,600,000 | 360,400 | 19/07/2002 | 4034/2002 | 21,380 | 23/07/2002 | 932 |
| 8 | 204 | A) Piyush Jayantilal Shah B) Sheetal Jayantilal Shah | 08/04/2003 | 2,000,000 | 345,700 | 03/04/2003 | 2233/2003 | 30,000 | 08/04/2003 | 826 |
| 9 | 301 | A) Atul Mehendra Shah B) Mamta A Shah | 19/04/2002 | 2,500,000 | 315,000 | 19/04/2002 | 2163/2002 | 21,320 | 20/04/2002 | 826 |
| 10 | 302 | A) Vanita Narottam Mehta B) Dipak Narottam Mehta | 29/04/2002 | 3,650,000 | 360,390 | 26/04/2002 | 2379/2002 | 20,000 | 03/05/2002 | 932 |
| 11 | 303 | A) Shirish Mafatal Zaveri B) Vilash S Zaveri | 11/03/2003 | 3,000,000 | 375,000 | 07/03/2003 | 1558/2003 | 20,000 | 12/03/2003 | 832 |
| 12 | 304 | C) Tushar S Zaveri Jayantilal Jagdish Savla | 16/04/2001 | 3,000,000 | 314,710 | 11/04/2002 | 2089/2002 | 20,000 | 16/04/2002 | 826 |
| 13 | 401 | 1) Kanchan Harish Mehta 2) Jatin Harish Mehta | 13/05/2006 | 3,411,000 | 220,000 | 03/05/2006 | 3610/2006 | 30,000 | 15/05/2006 | 924 |
| 14 | 402 | Vallabhdas S Vadodara Manjula Vallabhdas Vadodara | 04/12/2002 | 3,500,000 | 360,500 | 04/12/2002 | 6554/2002 | 21,340 | 09/12/2002 | 932 |
| 15 | 403 | 1) Jyotiben Deepak Shah 2) Anantrai B Shah 3) D. A. Shah | 15/11/2003 | 4,100,000 | 385,310 | 17/07/2003 | 719/2004 | 30,000 | 23/01/2004 | 932 |
| 16 | 404 | 1) Haresh N Mehta 2) Brijesh H. Mehta | 11/07/2002 | 2,800,000 | 314,700 | 10/07/2002 | 3807/2002 | 20,000 | 12/07/2002 | 826 |
| 17 | S-01 | Mandvi Co-Op Bank Ltd | 17/05/2002 | 5,213,600 | 521,630 | 05/05/2002 | 2633/2002 | 21,480 | 17/05/2002 | 548.8 |
| 18 | S-02 | Mandvi Co-Op Bank Ltd | 17/05/2002 | 4,069,800 | 406,980 | 16/05/2002 | 2632/2002 | 21,460 | 17/05/2002 | 428.4 |
| 19 | S-03 | Chandrakant Narsinhdas Patel Nishit Suresh Patel | 13/10/2010 | Gift Deed | 234,100 | 12/10/2010 | 11879/2010 | 30,000 | 14/10/2010 | 350 |
| 20 | S-04 | Chandrakant Narsinhdas Patel Suresh Narsindas Patel | 13/10/2010 | Gift Deed | 110,000 | 25/07/2003 | 5000/2003 | 12,480 | 01/08/2003 | 382 |
| 21 | B-01 | Chandrakant Narsinhdas Patel Asha Suresh Patel | 13/10/2010 | Gift Deed | 102,200 | 12/10/2010 | 10640/2010 | 30,000 | 14/10/2010 | 960 |
| 22 | B-02 | Unsold | 01/08/2003 | Gift Deed | 150,000 | 25/07/2003 | 4999/2003 | 16,480 | 01/08/2003 | |
| | | | | Gift Deed | 642,000 | 13/10/2010 | 10639/2010 | 30,000 | 14/10/2010 | |
| | | | | Gift Deed | 140,000 | 25/07/2003 | 4998/2003 | 15,500 | 01/08/2003 | |



MS SANG CO-OP HSG. SOC. LTD

[Signature]
Chairman
[Signature]
Secretary
[Signature]
Treasurer

3619322

सूची क्र.2

दुय्यम निबंधक : अंधेरी 1 (बांद्रा)

04-05-2024

दस्त क्रमांक : 3619/2003

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

| | |
|---|--|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | रु.2300000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु. 4836300 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - विलेपार्ले पश्चिम (अंधेरी), उपविभागाचे नाव - 37/189 - भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड. सदर मिळकत सि.टी.एस. नंबर - 1234 मध्ये आहे. सदनिका नं.101 पहिला मजला निसर्ग अपार्ट |
| (5) क्षेत्रफळ | बांधीव मिळकतीचे क्षेत्रफळ 92.12 चौ.मी. आहे. |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | - |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-प्रविण विराम सत्रा हे मेसर्स दर्शन बिल्डर्स व डेव्ह. तर्फे भागीदार वय:-37पत्ता:-८पिन कोड:-५७पॅन नं:- |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 2): नाव:-पोपटलाल भुचुभाई नंदु हे संचालक शुभनेन विनीअर्स प्रा लि.तर्फे वय:-59पत्ता:-०१ पिन कोड:-५४पॅन नं:- |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 13/06/2003 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 13/06/2003 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3619/2003 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 335710 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | - |

3924323

सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

04-05-2024

दस्त क्रमांक : 3924/2007

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

| | |
|---|--|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | रु.8000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु. 5485076 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - विलेपार्ले पश्चिम (अंधेरी), उपविभागाचे नाव - 37/189 - भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड. सदर मिळकत सि.टी.एस. नंबर - 1234 मध्ये आहे. ----- सदनिका क्र 101, 1 ला मजला , निसर्ग अपार्ट, फायनल प्लॉट नं 9 , -- 5 बेसन्ट रोड विलेपार्ले प निसर्ग अपार्ट. को ऑ हौ सोसा लि, कारपार्किंग स्पेस नं पी 12, व कारपार्किंग क्षेत्र 11.15 चौ मीटर |
| (5) क्षेत्रफळ | बांधीव मिळकतीचे क्षेत्रफळ 92.11 चौ.मी. आहे. |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | - |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मे/- शुभनेन व्हिनयर्स प्रा लि चे संचालक पोपटलाल भच्चुभाई नंदु - - - वय:-63पत्ता:- बुस्टन हाऊस तळ मजला , सुरेन रोड अंधेरी पू मु ९३--पिन कोड:--पॅन नं:- AAECs 1431J |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 2): नाव:- अनुग्रह स्टॉक अॅन्ड ब्रोकिंग प्रा लि चे संचालक परेश मुलजी कारीया AAECs १४३१J + - वय:-38पत्ता:- १०३, निसर्ग अपार्ट, मांडवी को ऑ बँक लि च्या वरती , बेसन्ट रोड विलेपार्ले प मु ५६--पिन कोड:--पॅन नं:- |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 15/05/2007 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 29/05/2007 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3924/2007 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 383000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | - |

04-05-2024

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Andheri 3

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 141/2014

नोदणी :

Regn.63m

गावाचे (Village Name) : Vileparle

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| (1) विलेखाचा प्रकार (Title) | 6-Notice of intimation regarding mortgage by way of deposit of Title Deed |
| (2) कर्जाची रक्कम (Loan amount) | Rs.60000000/- |
| (3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description) | 1) Corporation: मुंबई मनपा Other details: Building Name:NISARG APARTMENT CHSL, Flat No:103, Road:BESANT ROAD, Block Sector:VILEPARLE, Landmark:VILEPARLE (C.T.S. Number: 1234 ;) 2) Corporation: मुंबई मनपा Other details: Building Name:NISARG APARTMENT CHSL, Flat No:402, Road:BESANT ROAD, Block Sector:VILEPARLE, Landmark:VILEPARLE (C.T.S. Number: 1234 ;) 3) Corporation: मुंबई मनपा Other details: Building Name:NISARG APARTMENT CHSL, Flat No:101, Road:BESANT ROAD, Block Sector:VILEPARLE, Landmark:VILEPARLE (C.T.S. Number: 1234 ;) |
| (4) क्षेत्रफळ (Area) | 1) Build Area :103.94 / Open Area :0 Square Meter 2) Build Area :103.94 / Open Area :0 Square Meter 3) Build Area :92.11 / Open Area :0 Square Meter |
| (5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor) | 1) Name: PARESH M KARIYA Age: 46, Address: Building Name:NISARG APARTMENT, Floor No:1, Flat No:-, Block Sector:VILEPARLE WEST, Road:BESANT ROAD, City:VILEPARLE, State:MAHARASHTRA, District:MUMBAI, Pin:400056 ,PAN: AAEPK0469M 2) Name: ARVIND M KARIYA Age: 48, Address: Building Name:NISARG APARTMENT, Floor No:1, Flat No:-, Block Sector:VILEPARLE WEST, Road:BESANT ROAD, City:VILEPARLE, State:MAHARASHTRA, District:MUMBAI, Pin:400056 ,PAN: AAEPK0468L |
| (6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee) | Bank Name: BANK OF INDIA Address: STOCK EXCHANGE (SEX) |
| (7) गहाण / कर्जाचा दिनांक (Date of Mortgage) | 25/02/2014 |
| (8) नोटीस फाईल केल्याचा दिनांक (Date of filing) | 19/03/2014 |
| (9) फायलींग नंबर (Filing No.) | 141/2014 |
| (10) मुद्रांक शुल्क (Stamp Duty) | Rs.120100/- |
| (11) फायलींग शुल्क (Filing Amount) | Rs.1300/- |
| (12) Date of submission | 19/03/2014 |
| (13) शेरा (Remark) | - |

| | | |
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| MH001607565202425E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| 06 May 2024 | Receipt | Receipt no.: 1113431808 |
| | Name of the Applicant : | Rajkumar Rammilan Mishra |
| | Details of document has to be downloaded : | Dist :Mumbai Sub-urban District SRO :Andheri 2 (Andheri) Scanned Document No. : 3924 RequestID :a5830f4734f84a71 |
| | Year : | 2007 |
| | Received Fee : | 100 |
| The above mentioned Search fee has been credited to government vide GRN no :MH001607565202425E | | |
| As this is a computer generated receipt, no stamp or signature is required. | | |
| For Physical search in office, Please bring this receipt along with mentioned Gras Challan. | | |
| Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php' | | |

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website on payment of
stipulated charges.

TRUE / SCANNED COPY

Rajkumar
M. RAJKUMAR & CO.
ADVOCATES

Rs. 3,83,000/-

THE COSMOS CO-OPERATIVE BANK
FRANKING DEPOSIT SLIP

Customer Copy

Branch _____ Date 14-04-07

| | | |
|-----------------|-----|----------|
| Pay to | | |
| Franking Value | Rs. | 3,83,000 |
| Service Charges | Rs. | 10 |
| Total | Rs. | 3,83,010 |

Name & Address of Stamp duty paying party

Anugrah Stock & Broking
1st-1008 Nisarg Apt
Besant Road

Tel. No. / Mobile No. 8820000000
Purpose of Transaction: To pay stamp duty
in cash for Franking Documents

Rs. 3,83,000/-
(For Bank's Use only)

TRAN 11) 623500
Franking St. No. 68
100868

For The Cosmos Co-op. Bank Ltd., Pune

Authorised Signatory

Secy Reg. No. BFN/180/STC/P/11/104



Handwritten notes: 15th, May 2007, P/B

THIS DEED OF TRANSFER is made and entered into Mumbai this 15th day of APRIL 2007, BETWEEN M/S. SUBHNET

PRIVATE LIMITED, a Private Limited Company, duly registered under the provisions of Companies Act, 1956 having address at BOSTON HOUSE, GROUND FLOOR, SUREN ROAD, NEXT TO CINEMAX, ANDHERI (E). MUMBAI-400093. by the hand of its Director Shri. POPATLAL B NANDU. hereinafter called "THE TRANSFERORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the One Part AND ANUGRAH STOCK AND

BROKING PRIVATE LIMITED, a Private Limited Company, duly registered under the provisions of Companies Act, 1956, having address at 103, Nisarg Apartment, Above Mandvi Co-op. Bank Ltd., Besant Road, Vile Parle (West), Mumbai - 400 056, by the hand of its Managing Director Shri. Paresh Mulji Kariya, hereinafter called "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the Other Part.

Handwritten notes: Rs. Three Lakhs Eight Three Thousand only
The Cosmos Co-operative Bank Ltd. Vile Parle Branch, Mumbai
D-5/STP/V/C.R.1004/06/200
4/1762-64-04
श्री 22670
100163
Special Agent
14 2805
16:39

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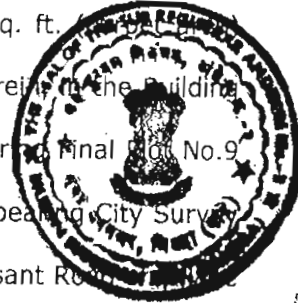
Handwritten signature: Paresh Mulji Kariya

Authorised Signatory
TAMP DUTY
MAHARASHTRA



WHEREAS a Building known as "Nisarg Apartments" was constructed by Darshan Builders and Developers on the plot of land bearing Final Plot No.9 of Town Planning Scheme No.III of Vile Parle (West), bearing City Survey No.1234, 1234/1 to 4 admeasuring 719.06 sq. mtrs. or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (west), Taluka Andheri, In the Registration District and Sub District of Mumbai City and Mumbai Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7.

AND WHEREAS by Agreement dated _13th day of June _2003 made and entered into between Darshan Builders and Developers and Transferors herein at/or for the price and consideration of Rs. 23,00,000/= (Rupees twenty three lakhs only), the Darshan Builders and Developers sold Flat No.101, admeasuring 826 sq. ft. along with stilt car parking No. P.12 to Transferors herein in the Building known as "Nisarg Apartments" on the plot of land bearing Final Plot No.9 of Town Planning Scheme No.III of Vile Parle (West), bearing City Survey No.1234, 1234/1 to 4, situate lying and being at 5, Basant Road Vile Parle (west), more particularly described in the Schedule hereunder written (hereinafter referred to the said Flat).



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Pareek Khandaj

AND WHEREAS the said Agreement dated 13th day of June 2003 is duly registered with Sub Registrar of Assurances at Bombay under

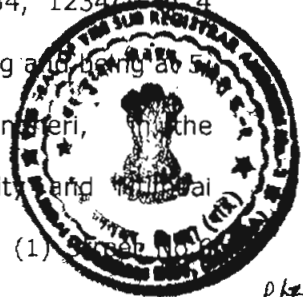
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AND WHEREAS all flat Purchasers of the above referred building viz. "Nisarg Apartments" have formed Co-operative Housing Society, registered under Maharashtra Co-operative Societies Act, 1960 under No. BOM /W.-K/W /Hsq/TC/12795/2004-05.

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AND WHEREAS the Transferors are Members and share holders in respect of Flat No.101, 1st floor, admeasuring 826 sq. ft. (carpet area) along with stilt car parking No. P.12, situated in "Nisarg Apartments" Co-operative Housing Society Ltd, Final Plot No.9, 5, Basant Road, Vile Parle (West), Mumbai-400 056 bearing City Survey No.1234, 1234/1, 4 admeasuring 719.06 sq. mtrs. or thereabouts situate lying and being at 5 - Basant Road of Village. Vile Parle (west), Taluka Andheri, the Registration District and Sub District of Mumbai City and Suburban, bearing Municipal "K" (West) Ward No.8624 (1)



and "K" (West) Ward No.8624 (2) Street No.7, having Shares Nos. ___ to ___ both Inclusive bearing Share Certificate No. ___ issued on ___ of the total value of ___/- more particularly described in the schedule hereunder written (hereinafter called "the said Flat").

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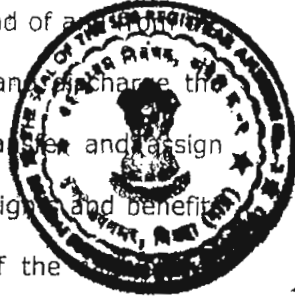


AND WHEREAS the Transferors have agreed to sell transfer and assign the shares with rights, title and interest whatsoever they have in the said Flat No. 101, 1st floor, admeasuring 826 sq. ft. (carpet area) along with stilt car parking No. P.12 ^{admeasuring 120 sq. ft.} situated in "Nisarg Apartments" ^{P/2} co-operative Housing Society Ltd Final Plot No.9, 5, Basant Road, Vile ^{2.11.08} Parle (West), Mumbai-400 056, to the Transferees abovenamed at or for the total consideration of Rs.80,00,000/- (Rupees Eighty Lacs only).

AND WHEREAS at the request of the Transferees the Transferors are executing this Deed in the manner hereinafter appearing.

NOW THIS DEED OF TRANSFER WITNESSETH :

1. In pursuance to the above Agreement and in consideration of a sum of Rs.80,00,000/- (Rupees Eighty Lacs only) paid by the Transferees to the Transferors prior to execution of this Deed, being full and final payment (the payment and receipt whereof the Transferors doth hereby admit and acknowledge at the foot of these presents and of a same and every part thereof forever acquit, release and discharge the Transferees) the Transferors doth hereby convey, transfer and assign unto the Transferees the said shares together with all rights and benefits attached thereto and accruing from the ownership of the including the right to use, occupy, enjoy and possess the Residential premises viz. Flat No. 101, 1st floor, admeasuring 826 sq. ft. (carpet area) situated in



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"Nisarg Apartments" Co-operative Housing Society Ltd Final Plot No.9, 5, Basant Road, Vile Parle (West), along with stilt car parking No. P.12, Mumbai-400 056, and more particularly described in the Schedule hereunder written and the amounts standing to the Transferors' credit on this day in the books of the Society towards deposit stock, sinking fund, dividend and other amounts to which the Transferors are legitimately entitled to by virtue of it being members of the said Society free from all encumbrances claims and demands.

2. The Transferors hereby declare represent and warrant and confirm as follows:

- (a) That the Transferors are absolutely and exclusively possessed of and/or otherwise well and sufficiently entitled to the said shares and the said Residential Premises hereinbefore recited and that save and except the no other person or persons have any right, title, interest, claim or demand of any nature whatsoever in or upon the said shares and the said Residential Premises either by way of sale, charge, lien,



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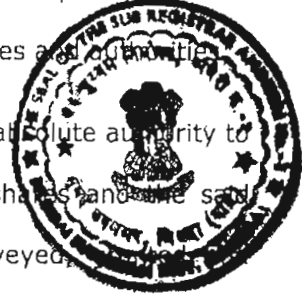
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Parcel Kanda



gift, trust, inheritance, lease, easement or otherwise whatsoever or howsoever;

- (b) That the Transferors have not till date sold, transferred, alienated, mortgaged, charged or given on lease or leave and licence or let or sublet or created any third Parties rights or interest of any nature whatsoever in respect of the said Residential Premises nor have entered into any agreement or arrangement to do so with any person;
- (c) The said shares and the said Flat are not a subject matter of any litigation, legal proceedings or disputes and are not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after any judgment;
- (d) The Transferors have not committed any breach of the terms of the bye-laws rules and regulations of the Society or any statutory enactment till date and have paid all outgoing dues, rates, taxes, cesses etc. due and payable by them in respect of the said premises to the Society and all other public bodies and authorities;
- (e) The Transferors have good right full power and absolute authority to grant, convey, transfer and assure the said shares and the said Residential Premises hereby transferred, conveyed, assured or intended so to be upto and to the use of the Transferees;



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- (f) The Transferors are in absolute use, occupation and enjoyment of the said Residential Premises and are in a position to hand over vacant, quiet and peaceful possession thereof to the Transferees;
- (g) No notice is received either from local authorities or from the Government or any other authority for requisition and/or acquisition of the said Residential Premises or any part thereof by the Transferors or any person on their behalf and the Transferors are in a position to sell, assign or transfer the said Residential Premises and every part thereof to the Transferees;
- (h) There are no prohibitory or any attachment orders or otherwise any liabilities in respect of the said Residential Premises or any part thereof;
- (i) The title of the Transferors to the said shares and the said Residential Premises are clear, marketable and free from any encumbrances;

3. The Transferors have put the Transferees in quiet, vacant and peaceful possession of the said Flat/Residential Premises along with car parking No. P.12, from the date of execution of these presents and it shall be lawful for the Transferees from time to time or at all time thereafter to peacefully and quietly hold, occupy, possess and enjoy the

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Parvesh Chandra



said Flat hereby transferred, granted and assured for their own use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever from or by the Transferors or their successors or from any person lawfully or equitably claiming or to claim by, from under or in trust for them.

4. The Transferors agree that they shall indemnify and keep indemnified the Transferees and keep them saved and defended harmless and indemnified of, from and against all claims and demands of third parties as to the title of the Transferors, to the said shares and the said Flat and of from and against all claims, demands, suits or proceedings of whatsoever nature arising from the above transaction of in relation thereto owing to defect in title or any act or default of the Transferors relating to the said shares or the said Flat.

5. The Transferors agree and covenant with the Transferees that shall and will from time to time and at all time hereafter, at the record and cost of the Transferees do and execute or cause to be done and executed all such further and other lawful and reasonable deeds, matters and things conveyances and assurances in law whatsoever, for the better, further and more perfectly and absolutely granting unto and to the use of the Transferees the said shares and the said Flat in the manner aforesaid as shall or may be reasonably required



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by the Transferees or their successors or assigns or their counsel in law for assuring the said shares and the said Flat and every part thereof hereby transferred, granted and assured.

6. The Transferors confirm having handed over to the Transferees the documents of title and other connected documents such as the Original Share Certificates, Original Allotment Letter, Original Receipts of all the payments made towards the purchase of the said Flat and all other relevant title documents alongwith the last original Electricity Bill, Telephone Bill and the Society Maintenance Bill, paid upto the date of giving possession of the said Flat.

7. The Transferors shall whenever required by the Transferees do and execute or cause to be done and executed all such acts, deeds and things including the execution of such documents as may reasonably be required by the Transferees for more perfectly securing the interest of the Transferees in the

said shares and in the said Flat. The Transferors shall also make all applications, affidavits, statements and other writings necessary for effectually transferring the electric meters including transfer of deposit to the name of the Transferees.

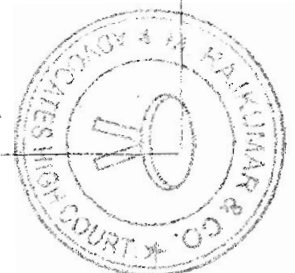


8. It is expressly agreed that of any amount is standing to the credit of the Transferors being in refundable or non-refundable deposit and

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Parvesh Khanna



any other amount or amounts in the books of the said Society shall belong to the Transferees and the Transferors shall cause to be executed necessary documents, writings etc. for effectual transfer of the said deposits in the name of the Transferees at the same and shall not require the Transferees to reimburse the same to the Transferors.

9. The Transferees agree and undertake and covenant to pay and discharge all the outgoings, rates, taxes etc. previously payable by the Transferors in respect of the said Flat from the date of execution of these presents. However, any liability before this date shall be borne by the Transferors.

10. The Transferors confirm that they have paid the full consideration payable in respect of the said shares and the said Flat and nothing remains due and payable by the Transferors to the said Society or the Bombay Municipal Corporation or any persons in respect thereof.

11. The Transferors agree to procure consents and no objections of all the persons and authorities necessary for completion of this transaction and for the purpose of bringing the name of the Transferees on the record of the Society and any other concerned authority. charges payable to the Society in respect of the transfer of the said



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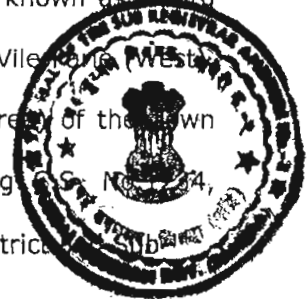
shares and the said Flat to the name of the Transferees shall be paid by the Transferors and Transferees equally.

12. The stamp duty and registration charges for this document shall be borne and paid exclusively by the Transferees.

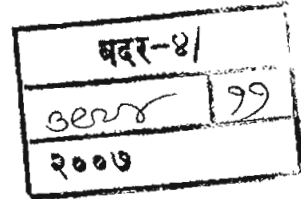
IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE Flat No.101, on First floor in Building known as Nirang Apartment, situate at Final Plot No.9, 5, Besant Road, Vile Parle (West) Mumbai - 400 056, admeasuring 826 sq. ft. (carpet area) of the town Planning Scheme No.III, of Vile Parle (West), bearing G.S. No. 1234, 1234/1 to 4 of Vile Parle Division in the Registration District



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पीयूषलाल लक्ष्मणराव
Parceol Karan



District of Bombay City and Suburban.

COMMON THE SEAL OF)

M/S. SUBHNEN VENEERS PRIVATE LIMITED)

The "TRANSFEROR" above named is)

- Hereunto affixed pursuant to the)

resolution passed in that behalf on the ...)

... day ofin the presence of)

1. Popatlal Bhachubhai (Director))

Nandu

and in the presence of)

1. Vera)

2. C.H. Kulkarni)

पॉपटलल भचुबाई नंदु

COMMON THE SEAL OF)

ANUGRAH STOCK AND BROKING PVT. LTD.)

The "TRANSFEREES" abovenamed is)

Hereunto affixed pursuant to the)

resolution passed in that behalf on the ...)

... day ofin the presence of)

1. Parash Mulji ^{keriya} (Managing Director))

and in the presence of)

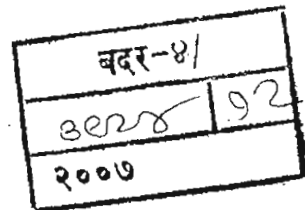
1. Vera)

2. C.H. Kulkarni)



Parash Kariya

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RECEIVED of and from withinnamed Transferees a sum of Rs.80,00,000/- (Rupees Eighty Lacs Only) towards full payment in respect of Flat No.101, on First floor in Building known as Nisarg Apartment, 5, Besant Road, Vile Parle (West), Mumbai - 400 056 as per following details:

| Date | Chq no. | Amount |
|------------|---------|--------------|
| 07/11/2006 | 982729 | 15,00,000.00 |
| 12/11/2006 | 982764 | 10,00,000.00 |
| 04/12/2006 | 982921 | 20,00,000.00 |
| 22/12/2006 | 30584 | 12,00,000.00 |
| 23/12/2006 | 30586 | 13,00,000.00 |
| 08/02/2007 | 30466 | 10,00,000.00 |
| Total = | | 80,00,000.00 |



Rs. 80,00,000/-

WE SAY RECEIVED

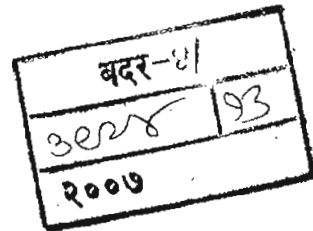
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(M/S. SUBHNEN VENEERS PRIVATE LIMITED)

WITNESSES:

- 1.
2. C. H. Kulkarni

[13]



V. VEENA & CO.
Advocates & Solicitors

504, Greenland Apt, No.4, J.B.Nagar, Andheri (East), Bombay-400 059.
Tel:832 30 93 / 835 40 83

Ref. No. :

Date:

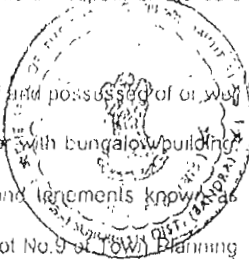
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TITLE CERTIFICATE

Re In the matter of property being all that piece or parcel of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements standing thereon bearing Final Plot No 6 of Town Planning Scheme No.III of Vile Parle (West), bearing City Survey No 1234, 1234/ 1 to 4 admeasuring 719.06 square meters or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No 8624 (1) Street No.6 and "K" (West) Ward No 8624 (2) Street No 7

We have gone through the title of M/s. Veena Builders & Developers in respect of the above property and as regards its title in respect of the said property we have to certify and state as under:

- (a) One Bai Sumati Kailashnath Purohit was seized and possessed of or was and sufficiently entitled to a plot of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements known as "Veena Vihar" standing thereon bearing Final Plot No.6 of Town Planning Scheme No III of Vile Parle (West), bearing City Survey No.1234, 1234/ 1 to 4 admeasuring 719.06 square meters or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No 7 more particularly described in the schedule hereunder written and hereinafter referred to as the said "Veena Property" by virtue of Deed of Conveyance dated 8th October, 1940 registered in the office of the Sub Registrar, at Bandra under Serial No. 1104 in Book No I on 5th October, 1940,



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- (b) In or about Sumati Kai Dileep Kall:
- (c) As a result relatives on Sumati-Kail Kailashnath Seeta Puro the said V Purohit one Kailashnath
- (d) Consequent revenue and Purohit was the owner of
- (e) The said Bai Kailawadi, I Will and Tr Vinayak Ka two daughter Naren Bhat Hindu Succ death and a of her last W
- (f) On or about said Dileep Bombay in 1970;
- (g) Under the said Purohit beq Veena prop exclusively,
- (h) The said pr Act, 1970 v

(b) In or about 1945, dispute and differences arose between the said Bai Sumati Kailashnath Purohit, her sons, Vinayak Kailashnath Purohit and Dileep Kailashnath Purohit;

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(c) As a result mediation and conciliation amongst the family members, relatives and friends, an oral partition was effected amongst the said Bai Sumati Kailashnath Purohit, her sons Vinayak Kailashnath Purohit, Dileep Kailashnath Purohit and her unmarried daughters, Veena Purohit and Seeta Purohit as a result whereof in consideration of payments made to the said Vinayak Kailashnath Purohit by the said Dileep Kailashnath Purohit one half share in the Veena property was given to the Dileep Kailashnath Purohit;

(d) Consequent to the said oral partition, mutations were effected in the revenue and other records and the name of the said Dileep Kailashnath Purohit was added alongwith the said Bai Sumati Kailashnath Purohit as the owner thereof;

(e) The said Bai Sumati Kailashnath Purohit died on 17th November 1960 at Kailawadi, Navsari in Gujarat State having made and published her last Will and Testament dated 28th May, 1960 leaving behind her two sons Vinayak Kailashnath Purohit and the said Dileep Kailashnath Purohit and two daughters namely Smt. Veena Indravadan Shroff and Smt. Seeta Naren Bhatt as her only heirs and legal representatives according to the Hindu Succession Act by which she was governed at the time of her death and appointed her son Dileep Kailashnath Purohit, as sole executor of her last Will and Testament as therein mentioned;



(f) On or about the 2nd day of December, 1974 probate was granted unto the said Dileep Kailashnath Purohit by the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction, Petition No. 879 of 1970;



(g) Under the last Will dated 28th May, 1960 the late Bai Sumati Kailashnath Purohit bequeathed the right of ownership (i.e. 1/2 share) of the said Veena property to the said Dileep Kailashnath Purohit absolutely and exclusively;

(h) The said property is declared under Urban Land (Ceiling & Regulation Act, 1978 within the ceiling limit by order passed by the Additional

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Collector & Competent Authority (ULC), G: Bombay vide his order dated 18th January, 1982 bearing No. Desk-VII/A/SR-6(I)/IV-124.

(i) We have issued the Advertisement/Public Notice inviting the claims against the said property which was published in Bombay Samachar Daily and Free Press Journal Daily both dated 7th October, 1999 and thereafter a ~~typographical~~ correction in name was also published in Bombay Samachar Daily and Free Press Journal Daily both dated 11th October, 1999 and till date we have not received any claims to or against the said property

(j) We have taken the search through search Clerk Mr. G.S. Randive in the office of Sub-Registrar Bandra and Mumbai from 1-1-1940 to 30-10-1999 and on perusal of the said search we have not come across any encumbrances on the said property and the City Survey Records of the said property stands in the names of Bai Sumati Kailashnath Purohit and the said Dileep Kailashnath Purohit.

(k) By a Deed of Transfer dated 25th January, 2000 and lodged for registration in the office of the Sub-Registrar at Mumbai under Serial No. BBR-1/563 2000 entered between the said Dileep Kailashnath Purohit as the proving Executor of the Last Will and Testament of late Bai Sumati Kailashnath Purohit the said Veena Property is conveyed and transferred in favour of the said Dileep Kailashnath Purohit;

(l) In the circumstances herein above the said Dileep Kailashnath Purohit was exclusively entitled to the use, occupation and possession of the said Veena Property more particularly described in the schedule hereunder written;

(m) By an Agreement of Exchange dated 28th January, 2000 made between the said Dileep Kailashnath Purohit herein called the Party of the One Part and the Developer Builders & Developers herein called the Party of the Other Part, the said Dileep Kailashnath Purohit agreed to exchange a portion of the said property more particularly described in the schedule hereunder with the said Developer Builders and Developers the said property more particularly described in the schedule hereunder willen for the consideration and upon the terms and conditions therein mentioned;

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(n) In pursuance of the aforesaid Agreement of Exchange dated 28th January, 2000 the said Dileep Kailashnath Purohit has also executed Deed of Exchange dated 21st December, 2000 whereby transferring and conveying the said property more particularly described in the first schedule thereunder written and the same being the schedule hereunder written in favour of the said M/s. Darshan Builders and Developers herein as therein mentioned and the same is registered with the Sub-Registrar of Assurance at Bandra under Serial No. BDR-1/490 of 2001 on 31st January, 2001;

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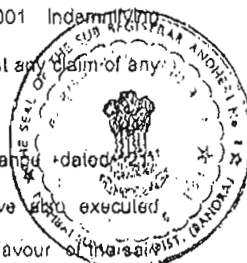
(o) In pursuance of the aforesaid Deed of Exchange dated 21st December, 2000 the said Dileep Kailashnath Purohit have executed an irrevocable Power of Attorney dated 29th January, 2001 empowering the partners of the said M/s. Darshan Builders and Developers to develop the said property as therein mentioned and have also executed an Declaration-Cum-Indemnity dated 17th January, 2001 the said M/s. Darshan Builders and Developers against any claim of any nature on the said property as therein mentioned;

(p) In pursuance of the aforesaid Deed of Exchange dated 21st December, 2000 the said Dileep Kailashnath Purohit have also executed the letter of Possession dated 17th January, 2001 in favour of the said M/s. Darshan Builders and Developers, putting the said M/s. Darshan Builders and Developers into the vacant and peaceful possession of the said property more particularly described in the schedule hereunder written free from any encumbrances, litigations, mortgages and with marketable title;

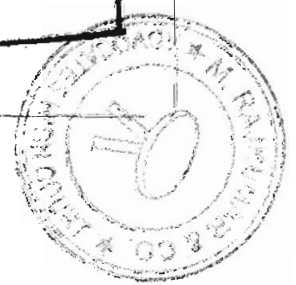
(q) In view of the aforesaid and subject to what is stated herein we certify that the said property is free from all encumbrances and having marketable title.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land together with bungalow/building, structure, mali shed, outhouses, messuages and tenements standing thereon bearing Final Plot No.9 of Town Planning Scheme No III of Vile Parle (West), bearing City Survey No.1234/1 to 4 admeasuring 719.06 square meters or thereabouts situate lying and being at S. Gasani Road of Village Vile Parle



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(West), Taluka Andheri, in the Registration District and Sub-District of Bandra and District Bombay Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7 and bounded as follows that is to say:

- on or towards the East : by Plot bearing Nos. 11 & 12
- on or towards the West : by Plot bearing, T S.No.9.
- on or towards the South : by Plot bearing No 15B
- on or towards the North : by public Road No.8.

Dated this 1st day of February, 2001

For Virnia & Co.,

S/-

Advocates & Solicitors

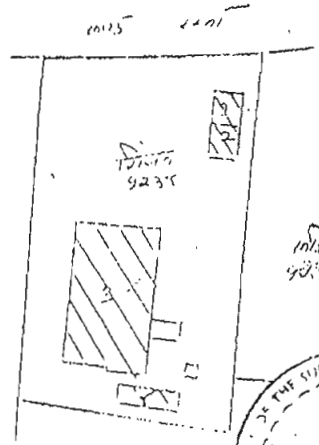


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Handwritten signature and text in Marathi.

बंदर-३/
३८९ ७५
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अद्वैत - शुद्धा गौडिने काया अकनिकन १३३२ प्रमाण निवेदन (१०) केपीव (सुप्रीमिकन
कोर्ट) ७९/१९९९ दिनांक १२३०, १२३१, १२३३ नंदाजी नारायणराव अ लखन



दि. - म. १२३५, १२३६, १२३७ के प्रमाण
मासिक लेखी सिविलीय, माल का प्रमाण 'मि. १२३५'
केपीव कोर्ट के आदेश पर

अ. ३८९
म. १२३५, १२३६, १२३७
म. १२३५, १२३६, १२३७
म. १२३५, १२३६, १२३७
म. १२३५, १२३६, १२३७

सहस्र प्रमाणिक
एकर प्रमाण गौडिके दि.

बंदर-३/
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बदर-१

Y. P. No. 1,00,000-141-11028-(C)
G. D. R. No. 2010, dated 10-9-23

विलेपाले-पश्चिम



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27 JAN 1970

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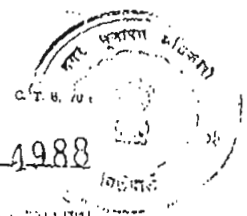
सत्य प्रमाणिक

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Y. F. P. - 1,000 Rs. (44 - 8045 - 04)
 O. R. R. No. 8016, dated 10.9.20.

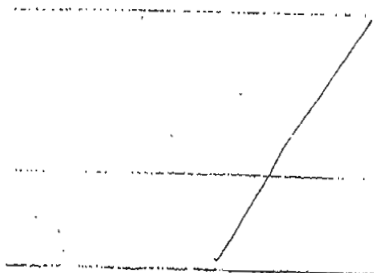
विलेपाले-पश्चिम RULED CARD



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पुस्तकालय नं. २२३१/१५ दि. २७/१२/२००३



27 JAN 1970

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बदर-२/
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V. T. P. - 1,00,000 - 1.61 - WCAS - (C4)
(S. R. C. No. 20116, dated 16-9-79)

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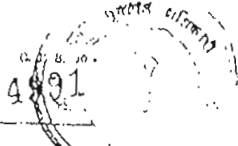
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V. Form-100, 010-144, V.C.S.-(C*)
G. O. S. No. 5618, dated 10/1/20.

विलेपार्से-पश्चिम RULED CARD



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१. अधिकांश... पुस्तिका... के नाम... पुस्तिका...
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१२३४/५ ... पुस्तिका ... के नाम ... पुस्तिका ...



सत्यं प्रतिलिपि

पर पुस्तिका ... के नाम ... पुस्तिका ...

बदर-४/
360440
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कायदा अखिला समीक्षा पत्रिका
(सामान्य अखिला) १२५ भाग १२५
नियमनित अखिला पत्रिका
नियमनित अखिला पत्रिका
वा. के. पाठक मार्ग, २२१५

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Page 84
88

In reply please quote No. and date of this letter.

Initiales of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

ISSUED

No. 337 of 1994
15 JUL 1995

Municipal Office
Daulatabad, 199

MEMORANDUM

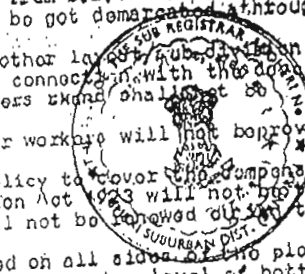
Dileep
Shri Dileep Purohit.

बदर-२/
337/94
22/12/1994
2008

With reference to your Notice, letter No. 337 dated 22/12/1994 and enclosed details of your building at C.T.S. No. 1234, 1234(1 to 4), at Besant Road, VIPSATIA(W); F.P.No. 9, T.P. 3, 1234.

I have to inform you that I cannot approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act, as amended up to date, my disapproval thereof on the following reasons:-

- That the C.C. under section 69(1)(a) of the M.B. and T.P. Act will not be obtained before starting the proposed work.
- That the necessary documentary evidence regarding ownership area and boundaries of holding will not be submitted by way of extract from property registered Card (7/12 Utara) or from D.I. of L.I., conveyance deed etc. and plot boundaries will not be got demarcated through D.I.L.A. before start of work.
- That the copies of I.O.D. conditions and other layout conditions imposed by the Municipality in connection with the development shall not be given to the world be purchasers and shall not be displayed at site.
- That the proper sanitary arrangements for workmen will not be provided before starting the proposed work.
- That the Janata Insurance Policy or policy to cover the compensation claims arising out of workmen's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction.
- That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work.
- That the low lying plot be filled upto a reduced level of atleast 92 T.M.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and levelled rolled, consolidated and sloped towards road side, before starting the work.
- That the specifications for layout/D.P./or access roads/development set back land will not be obtained from E.P. and will not be developed accordingly including providing street lights, S.W.D., the completion Ctt. will not be obtained from E.P. before commencing the work.
- That the Structural Engineer will not be appointed under provisions of Supervision memo as per proforma 'B', will not be submitted by the proforma 'C' will not be submitted for amended proforma 'B' along with 2 sets of completion plan of the work on canvas will not be submitted (As per C.E. No. 3-7-1979).
- That the structural design and calculations for existing bldy. showing adequacy thereof to carry the additional load are not submitted before C.C.
- That the requirements of bylaw 4(c) will not be complied and the same will not be got approved before this office by the L.P. before C.C. or before starting the drainage work.



If it is proposed in circumstances, the Engineer is to

- Specific plan number and
- Specifically to avail of
- Plans showing before starting the work
- In case of extent and its front, other
- In case of suitable water leakage and
- The bottom of the more than 1 etc
- The work should be the Civil Aviation
- It is to be understood
- The position of the not to be available
- the water throughout
- No new well, tank, permission in writing 381-A of the Act
- All gully traps and covers made of wrought iron or cast iron with a properly fitting manhole cover and the manhole cover shall be made of iron or cast iron. Where they are to be
- No broken bottles should be put in the
- (a) Louvers should be
- (b) Lintels in Arches
- (c) The lintels should
- (d) The inspection etc

If the proposed addition will do so at your own

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337/94
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That proper gutters and down pipes are not intended to be put to prevent water dripping from the roof on the public street.

That the drainage work generally is not intended to be executed in accordance with the Municipal

by your so modifying your intention as to obviate the before mentioned objections and meet by but not otherwise you will be at liberty to proceed with the said building or work at any time

Attention is drawn to the Special Instructions and Notes accompanying this Intimation of Dis-

Sch
 Municipal Engineer, Building Proposals,
 Town, Wards.

SPECIAL INSTRUCTIONS.

NO INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT

Section 63 of the Bombay Municipal Corporation Act, as amended, the Municipal Corporation of Bombay has, nevertheless, the City Engineer to exercise, perform and discharge the powers and functions conferred and imposed upon him vested in the Commissioner by Section 471

By-law No. 8 of the Commissioner has fixed the following levels

person who shall erect as new domestic building shall cause the same to be built to the following levels

- (a) Not less than 2 feet (60 cms.) above the centre of the adjoining street (at its nearest point) and from such building can be connected with the sewer main existing or thereafter to be laid on the street.
- (b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (150 cms.) of the building.
- (c) Not less than 9 1/2 ft. () above datum "Town Hall Datum."

Attention is invited to the provisions of Section 152 of the Act whereby the person liable for the erection of a new building or occupation of a building which is not in compliance with this provision is punishable under Section 471 of the Act (irrespective of the valuation of the premises) will be liable to be visited under Section 167 of the Act, from the date in the current year in which the completion or occupation is detected by the Local Authorities.

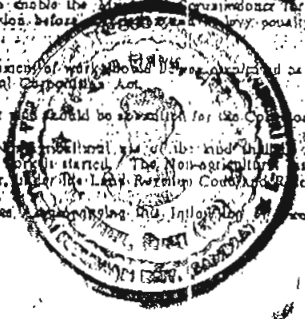
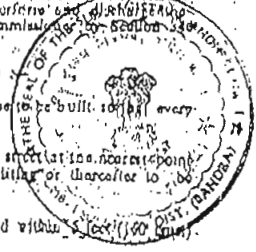
Attention is further drawn to the provisions of Section 152-A above the necessity of a written consent with a view to enable the Municipal Corporation of Bombay to inspect and to grant a permission before any person is liable to be visited under Section 167 of the Act.

and date of commencement of work shall be as per requirements of Section 471 of the Bombay Municipal Corporation Act.

one copy of the block plan shall be submitted for the Collector, Bombay Suburban District.

any permission for Non-agricultural use of the land shall be obtained from the Collector, District before the work is started. The Non-agricultural assessment shall be paid at the rate fixed by the Collector, under the Land Revenue Code and the rules thereunder.

reference to the notes accompanying this Intimation of Disapproval.



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EE/5590/USAR
No. EUP/2003

15 JUL 1995

ISSUED

NOTES

- (1) The work should not be started unless objections are cleared with the concerned authority.
- (2) A verified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary arrangements for payment of deposit should be obtained for the use of house and sites for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction work and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the deposits of building materials before starting any work even though no materials may be expected to be kept in front of the property. The scaffoldings, bricks, metal, sand, prep debris, etc. should not be permitted over footpaths or public street by the owner/architect/contractors, etc. Although the same may be removed prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in observing all the directions issued by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown in this department and acknowledgement obtained from him regarding correctness of the plan and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building Drainage Completion Certificate will be awarded non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 145 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including dispatching lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete paving broken in pieces at the rate of 125 cubic metres per 10 Sq metres below ground level.
- (18) The compound wall or fencing should be constructed clear of the road widening line and foundation below level of bottom of road side drain without obstructing flow of water from adjoining building before starting the work to serve the owner's building.
- (19) No work should be started unless the existing structures proposed to be demolished are cleared on site.
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(4) (2) of the Rent Act and in the event of your proceeding with the work either without the intimation about commencing the work under Section 13(1) (a) or your starting the work without removing the structures proposed to be removed the notice shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.



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If it is proposed to demolish the existing structures by negotiations with the existing tenants, the work as per approved plans should not be taken up in the City unless the Municipal Corporation is satisfied with the following:-

- (i) Specific plans in respect of existing or rebuilding the existing tenants on joint sharing the number and the area in occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rate.
- (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.

In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.

In case of additional floor no work should be start or during construction which will cause water leakage and consequent nuisance to the tenants staying on the floor below.

The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.

The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.

It is to be understood that the foundations must be excavated down to hard soil.

The positions of the columns and their arrangements in the building should be so arranged as not to necessitate the laying of drains inside the building.

Water arrangements must be carried out in strict accordance with the Municipal Corporation Rules.

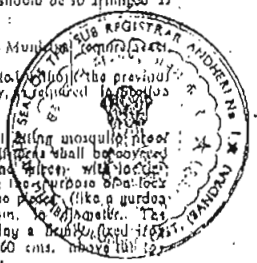
No new well, tank, pond, cistern or fountain shall be dug or constructed (the previous permission in writing of the Municipal Commissioner for Greater Bombay, registered in Form No. 381-A of the Municipal Corporation Act.

All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or blades. The manholes of all drains shall be covered with a properly fitting mosquito proof blinged cast iron cap over the top. The arrangement provided with a bolt and huge screwed on liability serving the purpose. The cover and the warning pipes of the fluber protected with screw or doing thapo pipe (like a guard post) with copper pipes with perforations each not exceeding 1.3 mm. The covers shall be made easily, safely and permanently available by providing a ladder. The ladder, the upper ends of the ladder should be marked and extended 60 cms. above the top where they are to be fixed and its lower ends in concrete blocks.

No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of piece glass for coping over compound wall.

- (a) Louvers should be provided as required by Bye-law No. 363.
- (b) Lintels or Arches should be provided over Door and Window openings.
- (c) The drains should be laid as require under Section 234-(a).
- (d) The inspection chamber should be plastered inside and outside.

If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



Executive Engineer, Building Proposals
Zonal Office, W-1



RECEIVED
A. E. W. W. (W)
M. O. C. (W)

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वदर-१/
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entire water supply for existing at (WB) to be provided
 be down take supply only from O.H. tanks to be provided
 terrace of the Bldg. separate vertical drain pipe, soil pipe with a separate gully
 main, C. Tank, etc. for Maternity Home/Nursing Home use
 and that the drainage system of the building will not be affected.
 8" vent shaft from lower trap chamber to outside
 arrangement will not be made by owner to enable
 vent shaft fixed to the building by the owner and permit
 such work will not be given by the owner to the O
 some of drains will be laid internally.
 smoke test for drainage lines will not be given before
 work. Blocker shall not be used
 for sanitary, terrace, sanitary. Blocker shall not be used
 for dust bin will not be provided as per C.E. to Giron
 of 20-3-1978.
 compound gate will not open inside the plot
 the tree shall not be planted at the rate of 1000 sq. ft. per 1000
 of plot area of 1000 sq. ft. before submission of B.C.C.
 the surface drainage arrangement will not be made in accordance
 B.C.C. (S.W.) or as per his remarks under occupation C.P. & B.C.C.
 to be applied for occupation C.P. & B.C.C. before applying for
 the requirements of bylaw 3 (b) c) 40 and 49 of 1970 and
 not be complied with.
 10' wide paved pathway upto 10' width will be provided
 surrounding open spaces, no utility spaces, no
 and unutilized spaces will not be allowed for
 requesting to grant permission to occupy the
 above ground walls will not be
 the height of walls and of size not more than
 above ground walls and of size not more than
 for per foot and not be restricted to one
 the height of the walls and of size not more than
 and ventilated. The walls will not be
 and will be attached on Municipal Road/footpath
 the development charges in accordance with C.C.
 not be paid for asking for C.C.
 the adequate care in planning, designing and carrying out
 of the floors and filling, etc. consequence of settlement.
 the name plate/board showing plot No. Name of the Bldg.
 displayed at a prominent place before C.C. B.C.C.
 the application is not paid to the
 int. (K) West for carrying out now for road side drain
 for starting the work. The entrance will not be
 before submitting the application for Transmission will not
 that the common law provisions 1991 before submit
 as per the requirements of B.C.C. with paint before
 B.C.C. the parking spaces will not be
 for occupation. The walls will not be displayed
 at the Notice Board as 'servant's' the copy of sample
 for proposed work. The walls will not be displayed
 for sale of the house. The walls will not be displayed
 that these drawings will be submitted before app.
 common use of servant's. The walls will not be submitted for
 C.C. C. shall not be submitted for
 that the Cft. from L.C. shall not be submitted for
 of occupation. The walls will not be submitted for
 as mounted on canvas and two additional



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बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

4/5500/WS/AK of 175 JUL 1995

contd. ...
 of plans will not be submitted at the time of submitting B.M.C.
 that the cft. under section 270-A of the B.M.C. Act will not be obtained
 submitted from H.E. regarding adequacy of water supply.
 that the copy of the last upto date bill paid (A.A.&C.K/Most
 not be submitted at the time of applying the B.
 that the C.C. will not be obtained and I.O.D. and surplus deposit etc.
 to be obtained for refund within a period of one month from the date
 of payment.
 that the B.U.T. into prescribed proforma agreed to demolish the
 area if constructed beyond permissible F.S shall not be submitted
 asking for C.C.
 that revised drawings, design and calculations will
 submitted through Licensed structural engineer.
 all the undertaking shall not be submitted for payment of
 which paid and calculated as per revised approved
 submitted.
 at the existing structure proposed to demolish will not be
 method or necessary phase program with consent will not be submitted
 approved before C.C.



That the work should not be started unless objections A to
 N, S, T, U, X, 233, 239, 238 are complied with.
 That the C.C. will not be issued unless N, C, C. from (i) A, A, P
 (ii) Civil violation, (iii) H. E., (iv) B. S. E. S. are obtained and
 conditions are complied with.

Handwritten signatures and initials, including 'D.M.' and 'K.V.'.

वदर-४/
३६२६/३९
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MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

2003

NO. CS 70113/11/WSA/1/AR of
 COMMENCEMENT CERTIFICATE

Ex. Engineer's Clp. Proposal (W.S.)
 B. No. 10/1/1999
 Municipal Office, B. No. 8, 10th Flr.,
 Bandra (West), Mumbai-410 050.

To, Dileep Purkhit
Mumbai

This certificate is issued subject
 to the provision of Urban Land
 Ceiling and Regulation Act, 1974

Sir,

With reference to your application No. 7746 dated 22/12/99 for Development
 Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional
 and Town Planning Act 1966, to carry out development and building permission under Section 346 of the
 Mumbai Municipal Corporation Act 1888 to erect a building

for the development work of Proposed R.O. 615, CFS No. 1234, 1234 (1904)
 at premises at Street Besant Road village (Village name) Plot
 No. 9 situated at Village (Village name) Ward 10

The Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated in consequence of the endorsement of the setback line and widening line shall form part of the public street
2. That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
3. The Commencement Certificate/Development permission shall remain valid from the date of its issue commencing from the date of its issue
4. This permission does not entitle you to develop land which does not vest in you
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 (a) The Development work in respect of which permission is granted under this certificate is not carried out or the work is not in accordance with the sanctioned plans.
 (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have entered into the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.



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The conditions of this certificate shall be binding not only on the applicant but on his heirs,
 administrators and successors and every person deriving title through or under him.
 The Municipal Commissioner has appointed Shri S. V. JOSHI
 as the person to exercise his powers and functions of the Planning
 Department under Section 45 of the said Act.
 This certificate is valid upto 5 JUN 1999

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai
 Sd/- 6.6
 Examined by (Assistant) Eng. Building Proposals
 (Western Suburb) H. K. West, K. P. Waudy
 MUNICIPAL CORPORATION FOR GREATER MUMBAI



T NO:
 OR:

Filed up to 5/6/2007

1 MAY 2001

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 Further C.C. is now extended ^{me endone} above A.G.L. as per approved
 for to p.f. of ~~...~~ 3.00 amended plan dtd 4.3.2001
 Asstt. Engr. (P. (WS), K.M/WCS)

TRUE COPY CERTIFIED BY

[Signature]
 (K.M/WCS)



Property Tax Bill Copy Xerox
 B.M.C. Tax Bill.
 Society Given to you.

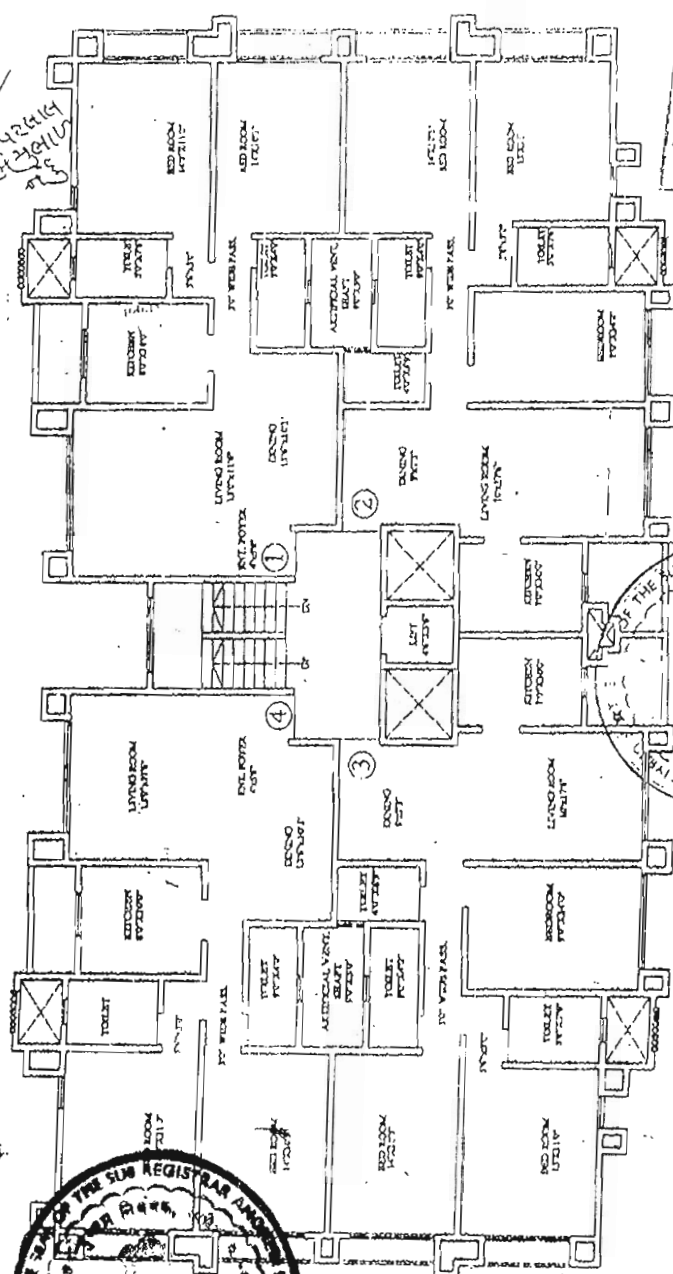
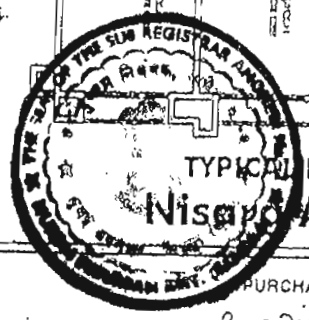
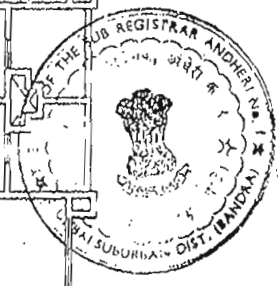
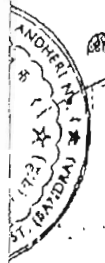


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TYPICAL FLOOR PLAN
Nisarg Apartment

PURCHASER'S SIGNATURE
I NO: 101
OR: 1st

P x रविशंकर अग्रवाल
P x रविशंकर अग्रवाल

BUILDER'S SIGNATURE
FOR DARSHAN BUILDERS
& DEVELOPERS

बदर-४/
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PLY|MICA|PRELAM|VENEER

Certified true copy of the resolution passed in the meeting of the Board of Directors of Subhnen Veneers Pvt. Ltd. having its registered office at Boston House, Suren Road, Next To Cine Max Andheri (East) Mumbai 400093 on 2nd April 2007.

Resolved that the Company is hereby authorized to Sale Office Premises of the Company i.e. 102 Nisarg Apartment, Besant Road, Vile Parle (West) Mumbai 400056.

Further Resolved that, any of the Directors of the Company authorized to sign all the documents papers, sale deed etc. as may be necessary in the matter.

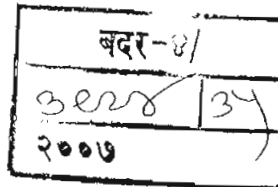
Place: Mumbai

For SUBHNEN VENEERS PVT. LTD.

Date: 02-04-2007

Devi P. Nandee

DIRECTOR



Subhnen Veneers Pvt. Ltd.

(An ISO 9001 Company)

Corp. Office: Unit No 2, Boston House, Suren Road, Next to Cine Max, Andheri (E), Mumbai - 400 093. INDIA
Tel: +91-22-4060 5000, 32913261 Fax: +91-22-4060 5001. E-mail: subhnen@vsnl.com Website: www.subhnen.com

Factory: Survey No 265/6, Demni Road, Dadra Village, Silvassa 396191 (U.T.) Tel: +91-260-2668860/70

Decorative Veneers | Door Skins | Border Patties | Marquetry | Panel Products





ANUGRAH STOCK & BROKING PVT. LTD.

MEMBER : BSE, NSE, DERIVATIVES & CDSL DP

SEBI REGN. No. NSE CM : INB231185639 / F & O : INF231185639

BSE CM : INB011185635 / CLEARING No. : 921

CDSL SEBI REGN. No. IN-DP-CDSL-309-2005

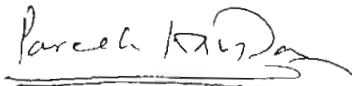
Regd. Office : 103, Nisarg Apartment, Besant Road, Above Mandvi Co-op. Bank Ltd., Vile Parle (W), Mumbai - 400 056.
Telefax : 91 - 022 - 2617 0058 / 2610 1300 E-mail : anugrah@anugrahsb.com website : anugrahsb.com

CERTIFIED COPY OF AN EXTRACT OF THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF ANUGRAH STOCK & BROKING PVT. LTD., DULY CONVENED AND AT WHICH A PROPER QUORUM WAS PRESENT, HELD AT 103, NISARG APARTMENT, BESANT ROAD, VILE PARLE (W), MUMBAI - 400056, ON THE 2ND DAY OF JANUARY, 2007:

RESOLVED THAT the company has decided to purchase the Premises having address 102, Nisarg Apartment, Besant Road, Vile Parle (West), Mumbai - 400056.

RESOLVED FURTHER THAT the directors Mr. Paresh M. Kariya and Mr. Arvind M. Kariya, jointly and severally authorised to negotiate the prices prevailing in the market and finalize the deal and & complete all the formalities with the required departments.

FOR ANUGRAH STOCK & BROKING PVT. LTD.


AUTH.SIGN./DIRECTOR

PLACE: MUMBAI.

DATE : 24/05/2007

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| 2009 | |





29/05/2007

दुय्यम निबंधकः

11:52:17 am

अवधी २ (अधारी)

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 3924/2007

34/35

दस्त क्रमांक : 3924/2007

दस्ताचा प्रकार : करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|--|-----------|---------------|
| 1 | <p>नाम अन्वयत एलाक व्हेंट प्रॉकिंग प्रा लि चे अंगठ्याक परेश गुलजी कारीगः AAFCS 1481J + - पता वर/पलेट नं 102 निरान अपार्ट वाडणे को ऑ वॉक लि नयापल्ली बेरान नगड सिव्हाणे म मु 55-</p> | <p>लिहून घेणार वय 38 सही <i>Pareek Karan</i></p> | | |
| 2 | <p>नाम से अन्वयत सिन्हाणे ज लि चे अंगठ्याक पोपटनाल भ-उमाई नंदु पता पराननेट न बुन्दन वाऊस वर माता . शुभ रोड अंधेरी व मु 53- गल्ली रस्ता: इमारतीचे भाव ईमारत नं</p> | <p>लिहून घेणार वय 63 सही <i>पोपटनाल अमुलाचंड</i></p> | | |





दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (3924/2007)

393

दस्त क्र. [वदर4-3924-2007] चा गोषवारा
बाजार मुल्य : 5485076 मोबदला 8000000 भरलेले मुद्रांक शुल्क : 383000

पावती क्र.: 3953 दिनांक: 29/05/2007
पावतीचे वर्णन
नाव: अनुग्रह स्टॉक अॅन्ड ब्रोकिंग प्रा लि वे
संचालक परेश: मुलजी काशीया AAFCS 14310
+

दस्त हजर केल्याचा दिनांक : 29/05/2007 11:43 AM
निष्पादनाचा दिनांक : 15/05/2007
दस्त हजर करणा-याची सही :

Parveen Khan

30000 नोंदणी फी
760 नकल (अ. 11(1)), मूल्यांकनाची नकल
(अ. 11(2)),
रजवात (अ. 12) व प्रमाणचित्रण (अ. 13) ->
एकत्रित फी

30760: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 29/05/2007 11:43 AM
शिक्का क्र. 2 ची वेळ : (फी) 29/05/2007 11:49 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 29/05/2007 11:52 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 29/05/2007 11:52 AM

दस्त नोंद केल्याचा दिनांक : 29/05/2007 11:52 AM

दु निबंधकाची सही, अंधेरी 2 (अंधेरी)

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीला ओळखतात,
य त्यांची ओळख पटवितात.

1) महेंद्र योरा -- , घर/प्लॉट नं: 1 श्री जी अपार्ट, हाटकोपर पू मु 77--

गल्ली/रस्ता: -

इंगारतीचे नाव: -

इंगारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) बी के चव्हाण -- , घर/प्लॉट नं: -

गल्ली/रस्ता: -

इंगारतीचे नाव: -

इंगारत नं: ---

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

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प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण 3 पात्रे आहेत.

सद. दुय्यम निबंधक अंधेरी क्र. 2,
मुंबई उपनगर जिल्हा.

[Signature]
दु निबंधकाची सही
अंधेरी 2 (अंधेरी)



वदर-8/ 3224 / 2007

पुस्तक क्रमांक 1, क्रमांक 4
वदर

वेळ: 22/5/07

सद. दुय्यम निबंधक, अंधेरी क्र. 2,
मुंबई उपनगर जिल्हा.

