



**MEHTA & CO.**  
ADVOCATES AND SOLICITORS

FORMAT -A  
(Circular No. 28 / 2021)

To,  
MahaRERA,  
Mumbai.

**LEGAL TITLE REPORT**

**Sub:- Title Clearance Certificate with respect to Plot No. 63-B, Old C.T.S. Nos. 647, 647/1 to 6 and 648, 648/1 to 3 and now bearing New C.T.S. Nos. 647A and 647B, aggregately admeasuring 1712.40 Square Meters or thereabouts, of Village Andheri, Mumbai Suburban District (hereinafter referred as "the said Plot").**

We have investigated the title of the said Plot on the request of M/s. New India Constructions and perused the following documents i.e.:-

1) Description of the Plot:-

Land bearing Plot No. 63-B, Old C.T.S. Nos. 647, 647/1 to 6 and 648, 648/1 to 3 and now bearing New C.T.S. Nos. 647A and 647B, aggregately admeasuring 1712.40 Square Meters or thereabouts, of Village Andheri, Mumbai Suburban District, situated at Sir M. V. Road, Andheri (East), Mumbai-400 069.

2) The documents of allotment of Plot:

- (i) Copy of a Deed of Conveyance dated 1<sup>st</sup> October 1971, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Serial No. BOM/B-1623/1971, made between Smt. Indirabai Vyankatesh Kamath, Krishna Vyankatesh Kamath and Gangadhar Govind Shanbagh (Vendors) and Shirish Ramniklal Merchant and Sakalchand Vallavdas Shah as the Partners of M/s. S. V. Shah (Purchasers).
- (ii) Copy of a Deed of Dissolution dated 9<sup>th</sup> April 1979, made between Sakalchand Vallavdas Shah of the one part and Sulochana Shirish Merchant, Atul Shirish Merchant, Jayshree Shirish Merchant, Priti Shirish Merchant and Ami Shirish Merchant or the other part.
- (iii) Copy of an Order Cum Certificate bearing No. DDR-3 /Mum /Deemed Conveyance/Anamika Bhuvan Hou/4918/2013 dated 11<sup>th</sup> September 2013, issued by the District Deputy Registrar Mumbai City (3) & Competent Authority.
- (iv) Copy of a Deed of Unilateral Conveyance dated 28<sup>th</sup> December, 2013, registered with the Sub-registrar of Assurances, Andheri No.2, at Mumbai, under Serial No. BDR-4/5700/2013, made between Shri. Subhash Patil, District Deputy Registrar, Mumbai City (3) & Competent Authority on account of Suryaben Sakalchand Shah, Mukesh Sakalchand Shah, Manoj Sakalchand Shah, Mukta Jitendra Parikh, Kalpana Umesh Gandhi and Asha Dushyant Maniar (Vendors) and M/s.

S. V. Shah (Confirming Party) and Anamika Bhuvan Co-Operative Housing Society Limited (Purchaser).

- (v) Copy of a Deed of Surrender of Lease dated 8<sup>th</sup> August 2022, registered with the Sub-Registrar of Assurances, Andheri No.1 at Mumbai, under Serial No. BDR-1/12591/2022, made between Mukesh Sakalchand Shah, Manoj Sakalchand Shah, Mukta Jitendra Parikh, Kalpana Umesh Gandhi and Asha Dushyant Maniar (Original Owners) and Anamika Bhuvan Co-Operative Housing Society Limited (Society).
- (vi) Copy of a Development Agreement dated 21<sup>st</sup> August, 2023, registered with the Sub-Registrar of Assurances, Andheri No.7 at Mumbai, under Serial No. BDR-18/14560/2023, made between Anamika Bhuvan Co-Operative Housing Society Limited (Society), Shree Modh Vanik Seva Samaj and others (Existing Members), Kantilal Bharmal Gala and others (Tenants) and M/s. New India Constructions (Developer).
- 3) Digitally signed Property Card issued by City Survey Officer, Andheri, Mumbai.
- 4) Search Report dated 29<sup>th</sup> August, 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of the following Owner/Promoter is clear, marketable and without any encumbrances.

**Owners of the Plot**

**Anamika Bhuvan Co-operative Housing Society Limited**

**Promoter of the Plot**

**M/s. New India Constructions**

**Qualifying comments/remarks if any:**

- (a) We have caused to issue Public Notices in local News Papers viz. Free Press Journal in English language and Navshakti in Marathi language on 9<sup>th</sup> March, 2023. We have not received any claim or objection in response to the said Public Notices issued in the said News Papers.
- (b) We have relied on the aforesaid Search Report, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.

- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
  - (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
  - (ii) That the photocopies provided to us are accurate photocopies of the originals;
  - (iii) That all documents have been adequately stamped and duly registered, as required in law;
  - (iv) The accuracy and completeness of the factual representations made in the documents;
  - (v) Each document binds the parties intended to be bound thereby.
  - (vi) All information, including the photocopies of documents, supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

**Encl: Annexure.**

Date: 26.02.2024

**For Mehta & Co.**  
**Advocates & Solicitors**

  
**Proprietor**



**MEHTA & CO.**  
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**FLOW OF THE TITLE OF THE SAID PLOT**

1. We are informed that at all times prior to 1971, one Smt. Indirabai Vyankatesh Kamath, Krishna Vyankatesh Kamath and Gangadhar Govind Shanbagh, were the absolute owners of, seized and possessed of or otherwise well and sufficiently entitled to the said Plot.
2. By a Deed of Conveyance dated 1<sup>st</sup> October 1971, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Serial No. BOM/B-1623/1971, made between Smt. Indirabai Vyankatesh Kamath, Krishan Vyankatesh Kamath and Gangadhar Govind Shanbagh (Vendors) and Shirish Ramniklal Merchant and Sakalchand Vallavdas Shah as the Partners of M/s. S. V. Shah (Purchasers), the said Vendors named therein sold, conveyed, transferred and assigned the said Plot to Shirish Ramniklal Merchant and Sakalchand, Vallavdas Shah as the Partners of M/s. S. V. Shah, at or for the consideration and on the terms and conditions more particularly stated therein.
3. We are informed that after purchasing the said Plot M/s. S. V. Shah constructed a building known as "Anamika Bhuvan" on the said Plot (hereinafter referred to as "**the said Building**").
4. We are informed that by diverse Agreements entered into by M/s. S. V. Shah with several persons, M/s. S. V. Shah sold all the Flats constructed by them in the said Building, on what is commonly known as "Ownership Basis" under the Provisions of the Maharashtra Ownership Flats (Regulations of Promotion of Construction, Sale Management and Transfer) Act, 1963 ("MOFA" for short), at or for the consideration and on the terms and conditions contained in the said respective Agreements entered into by M/s. S. V. Shah with the said various persons.
5. The said purchasers of respective flats in the said Building formed the Co-operative Housing Society known as Anamika Bhuvan Co-operative Housing Society Limited and registered the same under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/4894 of 1976.
6. We are informed that Shirish Ramniklal Merchant, one of the Partner of M/s. S. V. Shah, died at Delhi on 6<sup>th</sup> February 1979, leaving behind his widow viz. Sulochana Shirish Merchant, one son viz. Atul Shirish Merchant and 3 daughters viz. Jayshree Shirish Merchant, Priti Shirish Merchant and Ami Shirish Merchant, as his only heirs and next-of-kin, under the Hindu Succession Act, 1956, by which he was governed at the time of his death.
7. By a Deed of Dissolution dated 9<sup>th</sup> April 1979, made between Sakalchand Vallavdas Shah, therein called "the said Shah" and Sulochana Shirish Merchant, Atul Shirish Merchant, Jayshree Shirish Merchant, Priti Shirish

*Handwritten signature/initials*

Merchant and Ami Shirish Merchant (last two being minors through their mother and natural guardian the said Sulochana Shirish Merchant), therein called "the said Merchants", the said partnership firm of M/s. S. V. Shah came to be dissolved with effect from 6<sup>th</sup> February 1979 and Sakalchand Vallavdas Shah took over all the assets and liabilities of the said firm with effect from 6<sup>th</sup> February 1979, as more particularly stated therein.

8. We are informed that Sakalchand Vallavdas Shah died intestate at Ahmedabad on 9<sup>th</sup> January, 2005, leaving behind his widow viz. Suryaben Sakalchand Shah, 2 sons viz. Mukesh Sakalchand Shah and Manoj Sakalchand Shah and 3 married daughters viz. Mukta Jitendra Parikh, Kalpana Umesh Gandhi and Asha Dushyant Maniar, as his only heirs and next-of-kin, under the Hindu Succession Act, 1956, by which he was governed at the time of his death.
9. Suryaben Sakalchand Shah, Mukesh Sakalchand Shah, Manoj Sakalchand Shah, Mukta Jitendra Parikh, Kalpana Umesh Gandhi and Asha Dushyant Maniar and M/s. S. V. Shah were under obligation to convey the said Plot together with the said Building unto and in favour of Anamika Bhuvan Co-operative Housing Society Limited, as provided under Section 11 of MOFA read with Rule 9 of the Maharashtra Ownership Flats Rules, 1964, however, since they failed and neglected to comply with their said statutory obligations to convey the said Plot and the said Building, Anamika Bhuvan Co-Operative Housing Society Limited made an Application U/s. 11(3) of MOFA, being Application No. 49 of 2013, to the District Deputy Registrar, Mumbai City (3) & Competent Authority, for Unilateral Deemed Conveyance of the said Plot together with the said Building in favour of Anamika Bhuvan Co-operative Housing Society Limited.
10. The District Deputy Registrar Mumbai City (3) & Competent Authority being satisfied with the merits of the said Application for the Unilateral Deemed Conveyance, issued an Order Cum Certificate bearing No. DDR-3 /Mum /Deemed Conveyance/Anamika Bhuvan Hou/4918/2013 dated 11<sup>th</sup> September 2013, *inter alia*, certifying that Anamika Bhuvan Co-operative Housing Society Limited was entitled to Unilateral Conveyance of the said Property, subject however, to the execution of lease deed by Anamika Bhuvan Co-operative Housing Society Limited in favour of the heirs of Sakalchand Shah and Shirish Merchant, in respect of an area of 400 Square Yards of the said Plot, for a term of 999 years, as more particularly stated therein.
11. In pursuance of the said Order Cum Certificate dated 11<sup>th</sup> September, 2013, by a Deed of Unilateral Conveyance dated 28<sup>th</sup> December, 2013, registered with the Sub-registrar of Assurances, Andheri No.2, at Mumbai, under Serial No. BDR-4/5700/2013, made between District Deputy Registrar, Mumbai City (3) & Competent Authority on account of Suryaben Sakalchand Shah, Mukesh Sakalchand Shah, Manoj Sakalchand Shah, Mukta Jitendra Parikh, Kalpana Umesh Gandhi and Asha Dushyant Maniar (Vendors) and M/s. S. V. Shah (Confirming Party) and Anamika Bhuvan Co-Operative Housing Society Limited (Purchaser), the said Authority conveyed and transferred the said

Plot and the said Building unto and in favour of Anamika Bhuvan Co-Operative Housing Society Limited, as more particularly stated therein.

12. We are informed that subsequently, Suryaben Sakalchand Shah died intestate at Mumbai on 27<sup>th</sup> September 2015, leaving behind her children viz. Mukesh Sakalchand Shah, Manoj Sakalchand Shah, Mukta Jitendra Parikh, Kalpana Umesh Gandhi and Asha Dushyant Maniar as her only heirs and next-of-kin, under the Hindu Succession Act, 1956, by which she was governed at the time of her death.
13. By a Deed of Surrender of Lease dated 8<sup>th</sup> August 2022, registered with the Sub-Registrar of Assurances, Andheri No.1 at Mumbai, under Serial No. BDR-1/12591/2022, made between Mukesh Sakalchand Shah, Manoj Sakalchand Shah, Mukta Jitendra Parikh, Kalpana Umesh Gandhi and Asha Dushyant Maniar (Original Owners) and Anamika Bhuvan Co-operative Housing Society Limited (Society), the said Original Owners named therein surrendered all their right to lease of the said area of 400 Square Yards in the said Plot unto and in favour of Anamika Bhuvan Co-operative Housing Society Limited, at or for the consideration and on the terms and conditions more particularly stated therein.
14. By a Development Agreement dated 21<sup>st</sup> August, 2023, registered with the Sub-Registrar of Assurances, Andheri No.7 at Mumbai, under Serial No. BDR-18/14560/2023, made between Anamika Bhuvan Co-operative Housing Society Limited (Society), Shree Modh Vanik Seva Samaj and others (Existing Members), Kantilal Bharmal Gala and others (Tenants) and M/s. New India Constructions (Developer), Anamika Bhuvan Co-operative Housing Society Limited granted the redevelopment rights of the said Plot unto and in favour of M/s. New India Constructions, at or for the consideration and on the terms and conditions more particularly stated therein.

Sr. No.

- 1) Digitally signed Property Cards of New C.T.S. Nos. 647A and 647B.
- 2) Search Reports dated 29<sup>th</sup> August, 2023 for 62 years from 1962 to 2023, for the search taken from Sub-Registrar office at Mumbai and Bandra, and also on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Any other relevant title: Nil
- 4) Litigations if any: Nil.

Date: 26.02.2024

**For Mehta & Co.**  
**Advocates & Solicitors**  
  
**Proprietor**



महाराष्ट्र शासन  
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

1/2022

गाव/पेठ : अंधेरी	तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
६४७/अ		१६४८.४०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	

सुविधाधिकार
हक्काचा मुळ धारक
वर्ष: २०२२
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षाकंन
०७/१०/१९७१	खरेदीने रु. ९०,०००/- कल्याणजी करमशी वगैरे कडून		H [ १)इंदिराबाई व्यंकटेश कामत ] [ २)कृष्णा व्यंकटेश कामत ] [ ३)गंगाधर गोविंद शहानभाग ]	सही- ०७/१०/१९७१ न.भू.अ.क्र.४ मुंबई
१३/०९/१९७२	मा. उपविभागीय अधिकारी मुं. उपनगर यांचा आदेश क्र. LND-B-१८/१०-७-७२ अन्वये सुधारीत धारा नोंद			सही- २४/०९/१९७२ न.भू.अ.क्र.४ मुंबई उपनगर, मुंबई
१३/०८/१९७६	सब रजिस्ट्रार यांचे कडील इंडेक्स २ स. र. नं. १६२३/७५ दि. १/१०/७१ प्रमाणे खरेदी. रु. १,३५००० इंदिरा बाई व्यंकटेश कामत वगैरे ३ कडून		H [ शिरीश रमणिकलाल मर्चंट ] [ सकलचंद व्ही. शहा ]	सही- ३०/०८/१९७६ न.भू.अ.क्र.४ मुंबई उपनगर, मुंबई मुंबई उपनगर, मुंबई
२७/०८/२००७	वारसाने श्री संकलचंद व्ही. शहा मयत त्यांचे वारस दाखल		H [ श्रीमती सुर्याबेन अ.स. शहा ] [ श्री.मुकेश अ.स. शहा ] [ श्री.मनोज अ.स. शहा ] [ श्रीमती मुक्ता जे. पारीख ] [ श्रीमती कल्पना यु. गांधी ] [ श्रीमती आशा डी. मनीयार ]	फेरफार क्रं.२८५ प्रमाणे सही- २७/०८/२००७ न.भू.अ.अंधेरी
२६/११/२०१४	मानीव अभिहस्तांतरणपत्राने सह दुय्यम निबंधक अंधेरी क्र २ यांचेकडील नोंदणीकृत दस्त बदर-४/५७००/२०१४ दि.११/०८/२०१४, सुची क्र.२ सक्षम प्राधिकरण तथा जिल्हा उपनिबंधक सहकारी संस्था (३) मुंबई यांचेकडील दि.११/०९/२०१३ चे पत्र व आदेश, मुद्रांक जिल्हा अधिकारी यांचेकडील दि.३०/१२/२०१३ रोजीचे अंतिम आदेशान्वये न.भू.क्र. ६४७, ६४७/१ते ६, ६४८, ६४८/१ते ३ या मिळकत पत्रिकेवर धारक सदरी दाखल असलेली शिरीश रमणिकलाल मर्चंट, श्रीमती सुर्याबेन एस शहा, श्री मुकेश एस शहा, श्री मनोज एस शहा, श्रीमती मुक्ता जे पारीख, श्रीमती कल्पना यु गांधी, श्रीमती आशा डी मनीयार यांची नांवे कमी करून अनामिका भुवन को.ऑ.हौ.सो.लि. यांचे नाव दाखल केलेची नोंद केली.		H [ अनामिका भुवन को.ऑ.हौ.सो.लि. ]	फेरफार क्रं.६४१ प्रमाणे सही- २६/११/२०१४ न.भू.अ.अंधेरी
१६/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प. अक्षरी नोंद २०१५ दि.१६/०२/२०१५ व इकडील आदेश क्र.न. भू.अंधेरी /फे.क्र.७०७ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी सातशे पन्नास पूर्णांक सहा दशांश चौ.मी. नमूद केले.			फेरफार क्रं.६९० प्रमाणे सही- १६/१२/२०१५ न. भू. अ. अंधेरी
१९६/०६/२०२२	सामिलीकरण नोंद - जिल्हाधीकारी मुंबई उपनगर यांचे कडील आदेश क्र. : सी/कार्या-३क/एकत्रि/पोवि/एसआर-२१९२ दि. : १०/०५/२०२२ व मोजणी र.क्र. : ५२०/२०२२ दि. : ०२/०६/२०२२ नुसार ६४७ व्यतेरिक्त ६४७/१, ६४७/२, ६४७/३, ६४७/४, ६४७/५, ६४७/६, ६४८, ६४८/१, ६४८/२, ६४८/३ हे सर्व न.भू.क्र. रद्द करून त्या न.भू. क्रमांकाचे क्षेत्र न.भू.क्र. : ६४७ मध्ये सामील केले.		H अनामिका भुवन को.ऑ.हौ.सो.लि. १७१२.४० चौ.मी	फेरफार क्रं.९३८ प्रमाणे सही- १६/०६/२०२२ न.भू.अ., न.भू.अ. अंधेरी

१६/०६/२०२२	पोटहिस्सा आदेश नोंद - जिल्हाधीकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्रमांक : सी/कार्या-३क/एकत्रि/पोवि/एसआर-२१९२/६३०० आदेश दिनांक : १०/०५/२०२२, बृहन्मुंबई महानगरपालिका मंजूर रेखांकन क्रमांक : Ch.E/DP३४२०२१०९१११३४४३५२D.P.Rev/K/E/२०२१/१११३४४३५९ दिनांक : १५/०९/२०२१, पोटहिस्सा मो.र.क्र. ५२०/२०२२ दिनांक : ०२/०६/२०२२ अन्वये न.भू.क्र. ६४७ मध्ये पोटहिश्ये झाल्याने न.भू.क्र. ६४७ ची मिळकत पत्रिका रद्द करुन न.भू.क्र. ६४७/अ, ६४७/ब, या नवीन मिळकत पत्रिका तयार केल्या असत.	H अनामिका भुवन को.ऑ.हौ.सो.लि. १६४८.४० चौ.मी	फेरफार क्र.९३९ प्रमाणे सही- १६/०६/२०२२ न.भू.अ. अंधेरी
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हे माहिती पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक ६/१६/२०२२ १:२०:४९ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक ६/१६/२०२२ ३:२८:०४ PM  
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०४१०००२३९६७०५ हा क्रमांक वापरावा.







महाराष्ट्र शासन  
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

1/2022

गाव/पेठ : अंधेरी	तालुका/न.भू.का. : नगर भूमापन अधिकारी,अंधेरी	जिल्हा : मुंबई उपनगर			
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
६४७/ब			६४.००	सी	

सुविधाधिकार
हक्काचा मुळ धारक
वर्ष:२०२२
पट्टेदार
इतर भार
इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षाकन
१६/०६/२०२२	पोटहिस्सा आदेश नोंद - जिल्हाधीकारी,मुंबई उपनगर जिल्हा यांचेकडील आदेश क्रमांक : सी/कार्या-३क/एकत्रि/पोवि/एसआर-२१९२/६३०० आदेश दिनांक : १०/०५/२०२२, बृहन्मुंबई महानगरपालिका मंजूर रेखांकन क्रमांक : Ch.E/DP३४२०२१०९१११३४४३५२D.P.Rev/K/E/२०२१/१११३४४३५९ दिनांक : १५/०९/२०२१, पोटहिस्सा मो.र.क्र. : ५२०/२०२२ दिनांक : ०२/०६/२०२२ अन्वये न.भू.क्र. ६४७ मध्ये पोटहिश्ये झाल्याने न.भू.क्र. ६४७ ची मिळकत पत्रिका रद्द करुन न.भू.क्र. ६४७/अ, ६४७/ब, या नवीन मिळकत पत्रिका तयार केल्या असत.		H अनामिका भुवन को.ऑ.हौ.सो.लि. रोड सेट बँक ६४.०० चौ.मी	फेरफार क्र.९३९ प्रमाणे सही- १६/०६/२०२२ न.भू.अ. अंधेरी

हे मातृमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक ६/१६/२०२२ १:२०:५० PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक ६/१६/२०२२ ३:२८:५१ PM

वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०४१०००२३९६७०७ हा क्रमांक वापरावा.





CHALLAN  
MTR Form Number-6



GRN	MH001098373202324P	BARCODE	[Barcode]		Date	24/04/2023-17:48:54	Form ID				
Department	Inspector General Of Registration			Payer Details							
Search Fee				TAX ID / TAN (If Any)							
Type of Payment	Other Items			PAN No.(If Applicable)							
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name	SANDEEP ASHOK SHEDGE						
Location	MUMBAI			Flat/Block No.	GANDHI NAGAR						
Year	2023-2024 One Time			Premises/Building							
Account Head Details			Amount In Rs.	Road/Street	E WARD JOGESHWARI EAST						
0030072201	SEARCH FEE		1500.00	Area/Locality	MUMBAI						
				Town/City/District							
				PIN		4	0	0	0	6	0
				Remarks (If Any)	LAND BEARING PLOT NO 63B S NO 31 NEW CTS NO 647A 647B OF VILLAGE ANDHERI FROM 1964 -2023 FOR 60 YRS						
				Amount In	One Thousand Five Hundred Rupees Only						
Total			1,500.00	Words							
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	10000502023042408880	3781151532417				
Cheque/DD No.				Bank Date	RBI Date	24/04/2023-17:49:39	Not Verified with RBI				
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID : Mobile No. : 9819819220  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.



CHALLAN  
MTR Form Number-6



GRN	MH007253322202324P	BARCODE	[Barcode]				Date	28/08/2023-12:17:01	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	sandeep ashok shedge				
Location	MUMBAI									
Year	2023-2024 One Time				Flat/Block No.	GANDHI NAGAR				
Account Head Details		Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE		1550.00		Road/Street	E WARD JOGESHWARI EAST					
				Area/Locality	mumbai					
				Town/City/District						
				PIN	4 0 0 0 6 0					
				Remarks (If Any)	PLOT NO 63 S NO 31 H NO 1 CTS NO 647 A AND 647 B OF VILLAGE ANDHERI FROM 1962 TO 2023 FOR 62 YRS					
				Amount In	One Thousand Five Hundred Fifty Rupees Only					
Total			1,550.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
SBIEPAY PAYMENT GATEWAY										
Cheque-DD Details				Bank CIN	Ref. No.	10000502023082802091		4796961587517		
Cheque/DD No.				Bank Date	RBI Date	28/08/2023-12:19:05		Not Verified with RBI		
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

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

सदर.चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तान्यासाठी लागू नाही.

Mobile No. : 9819819220

**SANDEEP ASHOK SHEDGE**  
**SEARCH CLERK**

---

DATE:- 29/08/2023

TO,  
M/S. MEHTA & CO.  
ADVOCATES & SOLICITORS,  
MUMBAI.

**Re: Investigation of the Title of Property being Plot No. 63-B.**  
**Survey No. 31, Hissa No. 1, C.T.S. No. 647 A & 647 B of Village:-**  
**Andheri, Taluka:- Andheri.**

SIR,

As per your instruction, On taking search in the offices of the Sub  
- Registrar of Assurances at Bombay & Bandra from 1962 to 2023 for 62  
years & also at Andheri 1 to 7 (Computer) from 2002 to 2023 for 22 years  
during course of search I have found following documents Registered/  
Indexed in respect thereof.



(Sandeep A. Shedge)  
Search Clerk  
Mumbai.

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**1962 To 2023 For 62 Years at S.R.O. BOMBAY.**

---

1962 - Some Pages Torn  
1963 - Some Pages Torn  
1964 - Some Pages Torn  
1965 - Some Pages Torn  
1966 - Book Torn  
1967 - Book Torn  
1968 - Book Torn  
1969 - Book Torn  
1970 - Book Torn  
1971 - Book Torn  
1972 - Some Pages Torn  
1973 - Some Pages Torn  
1974 - Some Pages Torn  
1975 - Some Pages Torn  
1976 - Book Torn  
1977 - Book Torn  
1978 - Book Torn  
1979 - Book Torn  
1980 - Book Torn  
1981 - Book Torn  
1982 - Some Pages Torn  
1983 - Book Torn  
1984 - Book Torn  
1985 - Book Torn  
1986 - Book Torn  
1987 - Book Torn  
1988 - Book Torn  
1989 - Book Torn  
1990 - Nil  
1991 - Nil  
1992 - Nil  
1993 - Nil  
1994 - Nil  
1995 - Nil  
1996 - Nil  
1997 - Some Pages Torn  
1998 - Nil  
1999 - Nil  
2000 - Nil  
2001 - Some Pages Torn  
2002 - Nil  
2003 - Some Pages Torn  
2004 - Nil  
2005 - Nil  
2006 - Nil  
2007 - Nil  
2008 - Nil  
2009 - Nil  
2010 - Nil  
2011 - Nil

2012 - Nil  
2013 - Nil  
2014 - Nil  
2015 - Nil  
2016 - Nil  
2017 - Nil  
2018 - Nil  
2019 - Nil  
2020 - Nil  
2021 - Nil  
2022 - Nil  
2023 -- Index II Not Ready

BOM/B

CONVEYANCE DEED

01/10/1971

1623  
1975

**DATE OF REGISTRATION:- 07<sup>TH</sup> APRIL, 1976**

INDIRABAI VYANKATESH KAMATH  
KRISHNA VYANKATESH KAMATH  
GANGADHAR GOVIND SHANBAGH

TO

SHIRISH RAMNIKLALA MERCHANT  
SAKALCHAND VALLAVDAS SHAH

**SCHEDULE:- This Document in respect of land bearing Plot No. 63-B, Survey No. 31, Hissa No. 1(part), having area 774.97 sq. meter of Village Andheri.**

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**1962 To 2023 For 62 Years at S.R.O. BANDRA.**

---

1962 - Some Pages Torn  
1963 - Some Pages Torn  
1964 - Some Pages Torn  
1965 - Some Pages Torn  
1966 - Book Torn  
1967 - Book Torn  
1968 - Book Torn  
1969 - Book Torn  
1970 - Book Torn  
1971 - Book Torn  
1972 - Some Pages Torn  
1973 - Some Pages Torn  
1974 - Some Pages Torn  
1975 - Some Pages Torn  
1976 - Book Torn  
1977 - Book Torn  
1978 - Book Torn  
1979 - Book Torn  
1980 - Book Torn  
1981 - Book Torn  
1982 - Nil  
1983 - Book Torn  
1984 - Book Torn  
1985 - Book Torn  
1986 - Some Pages Torn  
1987 - Book Torn  
1988 - Book Torn  
1989 - Book Torn  
1990 - Nil  
1991 - Nil  
1992 - Nil  
1993 - Nil  
1994 - Nil  
1995 - Nil  
1996 - Nil  
1997 - Book Torn  
1998 - Book Torn  
1999 - Book Torn  
2000 - Book Torn  
2001 - Some Pages Torn  
2002 - Nil  
2003 - Some Pages Torn  
2004 - Nil  
2005 - Nil  
2006 - Nil  
2007 - Nil  
2008 - Nil  
2009 - Nil  
2010 - Nil  
2011 - Nil

2012 - Nil  
2013 - Nil  
2014 - Nil  
2015 - Nil  
2016 - Nil  
2017 - Nil  
2018 - Nil  
2019 - Nil  
2020 - Nil  
2021 -- Nil  
2022 - Nil  
2023 -- Index II Not Ready

BOM/R

AGEEEMENT TO EXTEND TIME

29/08/1966

3218  
1966

**DATE OF REGISTRATION:- 23<sup>RD</sup> MARCH, 1967**

KALYANJI KARMSI  
JAVERBAI W/O KALYANJI KARMSI  
KEVALCHAND DHANRAJ  
AMERAJ DHANRAJ  
JATANTILAL GULABCHAND  
AMRUTLAL KASTURCHAND  
KASTURCHAND KHEMCHAND  
CHIMANLAL KASTURCHAND

TO

KEVALCHAND DHANRAJ  
AMERAJ DHANRAJ  
JATANTILAL GULABCHAND  
AMRUTLAL KASTURCHAND  
KASTURCHAND KHEMCHAND  
CHIMANLAL KASTURCHAND

**SCHEDULE:- This Document in respect of Non Agriculture land bearing Plot No. 63, Survey No. 31, Hissa No. 1(part), having area 1040 sq. var of Village Andheri.**



**2002 To 2023 For 22 Years at S.R.O. Andheri 1 to 7 (Computer)**

2002 - Nil  
2003 - Nil  
2004 - Nil  
2005 - Nil  
2006 - Nil  
2007 - Nil  
2008 - Nil  
2009 - Nil  
2010 - Nil  
2011 - Nil  
2012 - Nil  
**2013 - Document Entry**  
2014 - Nil  
2015 - Nil  
2016 - Nil  
2017 - Nil  
2018 - Nil  
2019 - Nil  
2020 - Nil  
**2021 -- Document Entry**  
**2022 - Document Entry**  
**2023 -- Document Entry**

**ANDHERI-2**

**CONVEYANCE DEED**

**28/12/2013**

**5700**

**2014**

**DATE OF REGISTRATION:- 11<sup>TH</sup> AUGUST, 2014**

**SHREE SAKALCHAND V SHAH**

**TO**

**ANAMIKA BHUVAN CO-OPERATIVE HOUSING SOCIETY LTD**

**SCHEDULE:- This Document in respect of Deem Conveyance of Anamika Bhuvan Co-operative Housing Society Ltd on land bearing Plot No. 63-B, Survey No. 31, Hissa No. 1(part), C.T.S. No. 647, 647/1 to 647/6 and 648, 648/1 to 648/3 having area 1712.40 sq. meter of Village Andheri**

**ANDHERI-1**

**UNDERTAKING**

**21/12/2021**

**16715**  
**2021**

**DATE OF REGISTRATION:- 21<sup>ST</sup> DECEMBER, 2021**

**ANAMIKA BHUVAN CO-OPERATIVE HOUSING SOCIETY LTD**

**SCHEDULE:- This Document in respect of on land bearing C.T.S. No. 647, 647/1 to 647/6 and 648, 648/1 to 648/3 of Village Andheri**

**ANDHERI-1**

**SURRENDER OF LEASE**

**08/08/2022**

**12591**  
**2022**

**DATE OF REGISTRATION:- 08<sup>TH</sup> AUGUST, 2022**

**MUKESH SAKALCHAND SHAH  
MUKTA JITENDRA PAREKH  
KALPANA UMESH GANDHI  
ASHA DUYSHANT MANIYAR  
MANOJ SAKALCHAND SHAH**

**TO**

**ANAMIKA BHUVAN CO-OPERATIVE HOUSING SOCIETY LTD**

**SCHEDULE:- This Document in respect of on land bearing Plot No. 7 (P), Survey No. 31, Hissa No. 1(P), C.T.S. No. 647 A having area 334.45 sq. meter of Village Andheri**

**ANDHERI-7**

**DEVELOPMENT AGREEMENT**

**21/08/2023**

**14560**  
**2023**

**DATE OF REGISTRATION:- 23<sup>rd</sup> AUGUST, 2023**

**ANAMIKA BHUVAN CO-OPERATIVE HOUSING SOCIETY LTD  
& 58 OTHERS**

**TO**

**M/S. NEW INDIA CONSTRUCTION**

**SCHEDULE:- This Document in respect of Land bearing Plot No. 63-B, Survey No. 31, Hissa No. 1(part), C.T.S. No. 647 A & 647 B having area 1712.40 sq. meter of Village Andheri**

**NOTE:- The Computer Index II for the Year 2023 is Loose, Mix and Not Properly Binding & Maintain yet, So Search taken as per the record available in the offices.**



**(Sandeep A. Shedge)**  
**Search Clerk**  
**Mumbai**