

# SANGEETA KARKERA (BCOM, LLB)

## ADVOCATE, HIGH COURT OF BOMBAY

3<sup>rd</sup> floor, Matruchaya Bldg.no.169, Bora Bazaar Street, Fort, Mumbai-400001

e-mail: [advsangeetak30@gmail.com](mailto:advsangeetak30@gmail.com)

Mb. Nos.8879298795/8087460019

Ref. No.SK/UBI/MS Marg Br/LSR 376/24-25

20<sup>TH</sup> July, 2024

### Title Search Report (TSR)

To,  
The Dy. General Manager,  
Union Bank of India,  
MS Marg, Mumbai

1.	Date of receipt of original title deeds/documents from the branch	Name & designation of the official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents alongwith the search report	Name and designation of the official to whom the original title deeds/documents alongwith title search report is delivered
	Copy of Agreement received from UBI, MS Marg Branch Mumbai	Mr. Jitendra	20.07.2024	Copy of Agreement alongwith Title Search Report delivered to UBI, MS Marg Branch Mumbai
2.	<b>Name of the Account and details of the Borrower</b>		<b>SASIDHAR CHINTA (PROPOSED PURCHASER)</b>	
3.	<b>Full Description of Property:</b> <b>3.1 NATURE OF IMMOVEABLE PROPERTY:</b> A residential flat no. <b>A-36</b> , area admeasuring 1385.27 sq. mtrs., (approximately 14911 sq. fts.,) with enclosed balcony admeasuring 82.12 sq. mtrs., (approximately 884 sq. fts.,), on the 36 <sup>th</sup> floor, in <b>Tower "A"</b> , in the project known as <b>THREE SIXTY WEST</b> , alongwith 07 car parking spaces and constructed on all that piece and parcel of land bearing CTS No.286 of Lower Parel Division Final Plot No.1078 lying being situated in the Division of Worli and in the Registration District of Mumbai City  <b>3.2. local name of the field as applicable including sub-divisions should be mentioned:</b> <b>(i) Gut No.: NIL</b> <b>(ii) Survey Nos.: NIL</b> <b>(iii) CTS Nos.: 286</b> <b>(iv) Laughton's New Survey No.:NIL</b> <b>(v) Plot No.: NIL</b> <b>(vi) Village/Div.: Worli</b>			

	<p><b>(vii) Taluka &amp; Dist.: Mumbai City</b></p> <p><b>3.3. Number/Identification details as per building map/plan:</b> A residential flat no.<b>A-36</b>, area admeasuring 1385.27 sq. mtrs., (approximately 14911 sq. fts.,) with enclosed balcony admeasuring 82.12 sq. mtrs., (approximately 884 sq. fts.,), on the 36<sup>th</sup> floor, in <b>Tower “A”</b>, in the project known as <b>THREE SIXTY WEST</b>, alongwith 07 car parking spaces</p> <p><b>3.4. Extent of Property:</b> A residential flat no.<b>A-36</b>, area admeasuring 1385.27 sq. mtrs., (approximately 14911 sq. fts.,) with enclosed balcony admeasuring 82.12 sq. mtrs., (approximately 884 sq. fts.,)</p> <p><b>3.5. Name/s of the Owner/s:</b> <b>SASIDHAR CHINTA (PROPOSED PURCHASER)</b></p> <p><b>3.6. Nature of ownership</b> Freehold ownership right on the said Flat</p>
4.	<p><b>Tracing of title:</b></p>
	<p><b>I</b> It is observed from the documents furnished to me that, Municipal Corporation of Greater Mumbai was seized and possessed of all that piece and parcel of land area 12165.77 sq. mtrs., bearing Final Plot No.1078, 1076, 1077 in TPS-IV lying being situated in the Division of Worli and in the Registration District of Mumbai City (brevity sake <b>“Property”</b>)</p> <p><b>II</b> <b>WHEREAS</b>, the said land was encroached by 4292 slum dwellers out of which 3589 slum dwellers have been declared as eligible slum dwellers for rehabilitation under the Slum Rehabilitation Scheme. And Slum Rehabilitation Authority issued Letter of Intent dated 15.03.2017 wherein SRA approved the declaration of said property as SLUM AREA.</p> <p><b>III</b> <b>WHEREAS</b>, the said 3589 slum dwellers formed various housing societies and each of the society granted development right to <b>OASIS REALTY</b> a Joint Venture Firm vide Joint Venture Agreement dated 23.09.2009 executed between Skylark Buildcon Private Limited, Shree Vrunda Enterprises (collectively known as SAHANA) with Astir Realty LLP and Oberoi Constructions Limited (collectively referred to as the Oberoi) and document registered under serial no.BBE3-8370-2009 at Sub Registrar Office Mumbai City-3 in the venture named as <b>OASIS REALTY</b>.</p> <p><b>IV</b> <b>WHEREAS</b>, Slum Rehabilitation Authority by way of its letter dated 17.09.2009 sanctioned layout of inter-alia the said land and revised letter dated 06.04.2017 for construction of Sale Building/Tower “A” (Hotel plus Residential Building) and Tower “B” (Residential building) and issued Commencement Certificate ref. no. SRA/ENG/1292/GS/ML/AP dated 20.08.2009 and revised on 20.06.2011 and further revised on 19.06.2013 and further revised on 06.05.2014 and further revised on 03.06.2014 and further revised on 07.08.2014 and further revised on 25.07.2016 and further revised on 26.04.2017 for entire Work of Tower “A” ie upto 65<sup>th</sup> upper floors and Tower “B” upto 67<sup>th</sup> upper floors.</p> <p><b>V</b> <b>WHEREAS</b>, Oasis Realty a Joint Venture constituting Skylark Buildcon Private Limited as the Skylark, M/s. Shree Vrunda</p>

Enterprises as the Shree Vrunda, Astir Realty LLP as the Astir, Oberoi Constructions Limited as the Oberoi registered the sale building project with MAHARERA under registration no. P51900012115 commencing from 01.09.2017 and ending on 31.12.2020 (brevity sake **RERA Certificate**) in the name and style of **THREE SIXTY WEST AND FURTHER EXTENDED UPTO 30.06.2022, forming part of CTS No.1078 of the said larger property.**

**VI. WHEREAS,** Slum Rehabilitation Authority issued Occupation Certificate ref. no. SRA/ENG/1292/GS/ML&PL/AP dated 29.06.2022 for Tower "A" and Tower "B" of Sale Building in the form of Bare Shell ie from 34<sup>th</sup> to 63<sup>rd</sup> floor plus 64<sup>th</sup> Terrace floor (brevity sake "OC").

**VI. WHEREAS, SASIDHAR CHINTA** desirous of purchasing A residential flat no.**A-36**, area admeasuring 1385.27 sq. mtrs., (approximately 14911 sq. fts.,) with enclosed balcony admeasuring 82.12 sq. mtrs., (approximately 884 sq. fts.), on the 36<sup>th</sup> floor, in **Tower "A"**, in the project known as **THREE SIXTY WEST**, alongwith 07 car parking spaces, approached the developers and entered into draft agreement Oasis Realty a Joint Venture constituting Skylark Buildcon Private Limited as the Skylark, M/s. Shree Vrunda Enterprises as the Shree Vrunda, Astir Realty LLP as the Astir, Oberoi Constructions Limited as the Oberoi, all as the Promoter / Joint Venture of the first part and **SASIDHAR CHINTA** of the other part..

**VII. WHEREAS, (i)** one Anil Chavan filed a Writ Petition No.1239 of 2013 before the High Court of Bombay against Commissioner of Police of greater Mumbai, Municipal Corporation of Greater Mumbai and the Promoter in respect of violation of noise pollution taking place due to construction of project work. Vide order dated 13.11.2013 the matter was placed by way of Public Interest Litigation **(ii)** Public Interest Litigation No.24 of 2014 filed by same above parties against same defendants. The court passed an Order dated 17.03.2016 in which it directed the promoter to comply the construction work only between 7am to 7pm of the day time **(iii)** Contempt Application No.2 of 2017 filed by same party aboveanmed against same defendant for not complying directions passed in aforesaid PIL. The matter was pending. **(iv)** some rehab tenants/occupants entitled to get rehab flats filed Special Leave Petition No. 16972 of 2013 before the Supreme Court of India. However, the matter was dismissed by the Hon'ble Court. **(v)** Suit No. 1705 of 2011 by Sunil Jahdav and Sampat Kurne on behalf of one of the Rehab society against the SRA, MCGM and the Promoter. However. The matter is pending, but have no relevancy with the sale towers constructed. **(vi)** Dispute before the Consumer court No. 48 of 2013 by Bharati Chintakindi against her right over her flat in the project. Her matter was resolved by Order dated 10.07.2015. there is no such case pending against the sale building and thus, the security interest of the bank is protected in case of mortgage of the subject flat with the Bank.

**IX. WHEREAS,** there was a project finance of Catalyst Trusteeship Ltd on the subject project which was satisfied by way of reconveyance deeds (details of the same is mentioned in the search report attached herewith).



9.	<b>Views on regulatory hurdles</b> <ul style="list-style-type: none"> <li>□ how far such an encumbrance would affect the value of the property.</li> <li>□ Any permission/approvals are required for the Bank to create security</li> <li>□ The extent to which Bank's security would be jeopardized because of encumbrance</li> <li>□ Manner and cost of removal of encumbrance</li> </ul>	NIL
10.	<b>List of documents/deeds provided to the Advocate and perused by me:</b> <b>Xerox copies of documents as mentioned in above point no.5</b>	
11	<b>List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined</b>	NIL
12	<b>List of further documents called for, examined and perused</b>	Further documents are Not Necessary
13	<b>Whether the documents examined are duly stamped as per the Stamp Act</b>	YET to be stamped
14	<b>Whether the Registration endorsements are in order</b>	YET to be registered
15	<b>Certificate of examination</b>	"This is to certify that I have examined each and every page of the documents required for giving the title
		clearance certificate and do not find that transactions under the documents sham and fictitious"
16	<b>Certificate of Title:</b> This is to certify that the title of the said Flat of <b>SASIDHAR CHINTA</b> is clear and marketable and unencumbered, if the following act is done: i. Execution of agreement for sale with the developers.  Further, creation of Equitable Mortgage by way of deposit of title deeds is enforceable under SARFAESI Act, 2002 and amended thereafter.	
17	<b>List of documents to be deposited for creation of equitable mortgage by deposit of title deed</b>	"This is to certify that the above documents if taken would create valid Equitable Mortgage by deposit of title deeds
i.	Original Registered Agreement for Sale to be executed between Oasis Realty a Joint Venture constituting Skylark Buildcon Private Limited as the Skylark, M/s. Shree Vrunda Enterprises as the Shree Vrunda, Astir Realty LLP as the Astir, Oberoi Constructions Limited as the Oberoi, all as the Promoter / Joint Venture of the first part and <b>SASIDHAR CHINTA</b> as the other part, alongwith Registration Receipt, Stamp Duty Challan and Index II	
ii.	Original Payment Receipts in the name of <b>SASIDHAR CHINTA</b>	
iii.	Xerox copy of typical floor plan of flat no.A-36	

iv.	Xerox copy of Occupation Certificate ref. no. SRA/ENG/1292/GS/ML&PL/AP dated 29.06.2022 for Tower "A" and Tower "B" of Sale Building issued by Slum Rehabilitation Authority.
v.	Original No Objection Certificate issued by the Promoter to mortgage the subject flat in favour of Bank.
18	<p><b>Any other suggestion or advise to protect the security interest of the Bank:</b></p> <p>Bank is advised to cause the personal visit of the said Flat and bring on record, the personal visit report and inspection report of the Bank Official.</p> <p>Bank is advised to obtain lien marking confirmation from the Promoter, upon creation of Equitable Mortgage by way of deposit of title deeds on the said Flat.</p> <p>To protect the bank interest, certified true copy of the Registered Agreement for Sale of Apartment is to be obtained, Bank is advised to compare the same with original Registered Agreement for Sale.</p> <p>Further, the notice of intimation at concerned Sub-Registrar Office and CERSAI should be complied within 30 days from creation of Equitable Mortgage.</p>



**Sangeeta Karkera**  
**(Advocate)**

**SEARCH REPORT**

**20<sup>th</sup> July, 2024**

**SASIDHAR CHINTA (PROPOSED PURCHASER)**

A residential flat no. **A-36**, area admeasuring 1385.27 sq. mtrs., (approximately 14911 sq. fts.) with enclosed balcony admeasuring 82.12 sq. mtrs., (approximately 884 sq. fts.), on the 36<sup>th</sup> floor, in **Tower "A"**, in the project known as **THREE SIXTY WEST**, alongwith 07 car parking spaces and constructed on all that piece and parcel of land bearing CTS No.286 of Lower Parel Division Final Plot No.1078 lying being situated in the Division of Worli and in the Registration District of Mumbai City

-----  
I have conducted a search in Sub-Registration office at MUMBAI CITY for the period from 1<sup>st</sup> January 1995 to July, 2024 (30 Years) respective.

**SUB-REGISTRAR OFFICE AT MUMBAI CITY FOR THE PERIOD FROM JANUARY 1995 TO JULY 2024**

1995-2007 NIL

2008-2009 Transaction

Joint Venture Firm vide Joint Venture Agreement dated 23.09.2009 executed between Skylark Buildcon Private Limited, Shree Vrunda Enterprises (collectively known as SAHANA) with Astir Realty LLP and Oberoi Constructions Limited (collectively referred to as the Oberoi) and document registered under serial no.BBE3-8370-2009 at Sub Registrar Office Mumbai City-3

2010 –

Affidavit registered on 30/07/2010 under Serial No. BBE-2/6280/2010 at the office of Sub – Registrar Mumbai-2, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. referred to as the party of the first part and BMC referred to as the party of the second part).

2011 – Nil

2012 –

Affidavit registered on 06/03/2012 under Serial No. BBE-3/2089/2012 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. referred to as the party of the first part and BMC referred to as the party of the second part).

2013 –

Affidavit registered on 27/02/2013 under Serial No. BBE-2/1139/2013 at the office of Sub – Registrar Mumbai-2, regarding the above said on land or ground bearing Final CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 27/02/2013 under Serial No. BBE-2/1140/2013 at the office of Sub – Registrar Mumbai-2, regarding the above said on land or ground bearing Final CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 27/02/2013 under Serial No. BBE-2/1141/2013 at the office of Sub – Registrar Mumbai-2, regarding the above said on land or ground bearing Final CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Deed of Mortgage registered on 30/05/2013 under Serial No. BBE-3/2690/2013

at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, 1080, 1082, 1075, 1073, 1079, CS No. 286 part, 912 part., 438, 268, 437 part., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Union Bank of India & M/s. Allahabad Bank referred to as the party of the second part).

2014 –

Deed of Mortgage registered on 25/09/2014 under Serial No. BBE-4/3855/2014 at the office of Sub – Registrar Mumbai-4, regarding the above said on land or ground bearing Final Plot No. 1078, CS No. 286 part, Adm., 12165.77 sq. meters., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. IDBI Trusteeship Services Ltd. referred to as the party of the second part).

Deed of Mortgage registered on 09/12/2014 under Serial No. BBE-4/4776/2014 at the office of Sub – Registrar Mumbai-4, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286 part, 912 part., 438, 268, 437 part., Adm., 43540.06 sq. meters., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Axis Trusty Services Ltd. referred to as the party of the second part).

Indemnity Bond registered on 08/05/2014 under Serial No. BBE-3/2295/2014 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Indemnity Bond registered on 08/05/2014 under Serial No. BBE-3/2296/2014 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 12/06/2014 under Serial No. BBE-2/4763/2014 at the office of Sub – Registrar Mumbai-2, regarding the above said on land or ground bearing CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

2015 –

Deed of Mortgage registered on 29/05/2015 under Serial No. BBE-4/1755/2015 at the office of Sub – Registrar Mumbai-4, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286 part, 437 part., 438 part., Adm., 169204 sq. ft., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. IDBI Trusteeship Services Ltd. referred to as the party of the second part).

2016 – Nil

2017 –

Deed of Mortgage registered on 24/07/2017 under Serial No. BBE-3/5168/2017 at the office of Sub – Registrar Mumbai-3, regarding the above said Flat No. 1702, 1703, 2002, 2003, 2302, 2303, 2402, 2403, 2702, 2703, 3002, 3003, 3102, 3202, 3203, 3402, 3403, 3502, 3702, 3703, 3303, on land or ground bearing Final Plot No. 1078, CS No. 286 part, 437 part., 438 part., Adm., 169204 sq. ft., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. IDBI Trusteeship Services Ltd. referred to as the party of the



second part).

Deed of Re conveyance Mortgage registered on 14/07/2017 under Serial No. BBE-3/4904/2017 at the office of Sub – Registrar Mumbai-3, regarding the above said Deed No. BBE-3/2690/2013., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Union Bank of India & M/s. Allahabad Bank referred to as the party of the second part).

2018 –

Deed of Re Conveyance Mortgage registered on 26/06/2018 under Serial No. BBE-3/5893/2018 at the office of Sub – Registrar Mumbai-3, regarding the above Deed No. BBE-4/4776/2014, lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Axis Trusty Services Ltd. referred to as the party of the second part).

2019 –

Affidavit registered on 26/08/2019 under Serial No. BBE-3/7379/2019 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Deed of Mortgage registered on 10/05/2019 under Serial No. BBE-3/3464/2019 at the office of Sub – Registrar Mumbai-3, regarding the above said Tower A & B, in the Building known as "Three Sixty West", on land or ground bearing Final Plot No. 1078, CS No. 286 part, Adm., 89234.96 sq. meters., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. DHFL Ltd. referred to as the party of the second part).

Deed of Mortgage registered on 10/05/2019 under Serial No. BBE-3/3465/2019 at the office of Sub – Registrar Mumbai-3, regarding the above said Tower A & B, in the Building known as "Three Sixty West", on land or ground bearing Final Plot No. 1078, CS No. 286 part, Adm., 89234.96 sq. meters., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. DHFL Ltd. referred to as the party of the second part).

Deed of Mortgage registered on 06/06/2019 under Serial No. BBE-3/6315/2019 at the office of Sub – Registrar Mumbai-3, regarding the above said Tower A & B, in the Building known as "Three Sixty West", on land or ground bearing Final Plot No. 1078, CS No. 286 part, Adm., 89234.96 sq. meters., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Catalyst Trusteeship Ltd. referred to as the party of the second part).

Deed of Mortgage registered on 06/06/2019 under Serial No. BBE-3/6316/2019 at the office of Sub – Registrar Mumbai-3, regarding the above said Tower A & B, in the Building known as "Three Sixty West", on land or ground bearing Final Plot No. 1078, CS No. 286 part, Adm., 89234.96 sq. meters., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Catalyst Trusteeship Ltd. referred to as the party of the second part).

2020 –

Affidavit registered on 16/09/2020 under Serial No. BBE-5/5338/2020 at the office of Sub – Registrar Mumbai-5, regarding the above said on land or

ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

2021 –

Deed of Correction registered on 23/04/2021 under Serial No. BBE-5/4987/2021 at the office of Sub – Registrar Mumbai-4, regarding the above said on land or ground bearing CS No. 286 part, lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. IDBI Trusteeship Services Ltd. referred to as the party of the second part).

Affidavit registered on 23/07/2021 under Serial No. BBE-5/8034/2021 at the office of Sub – Registrar Mumbai-5, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 03/08/2021 under Serial No. BBE-5/8446/2021 at the office of Sub – Registrar Mumbai-5, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 20/08/2021 under Serial No. BBE-3/10435/2021 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 20/08/2021 under Serial No. BBE-3/10438/2021 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 28/12/2021 under Serial No. BBE-3/16675/2021 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Deed of Correction registered on 28/01/2021 under Serial No. BBE-4/1419/2021 at the office of Sub – Registrar Mumbai-4, regarding the above said Deed No. BBE-5/3324/2015, lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Oasis Realty through its Partner M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and Dr. Sunil Patil referred to as the party of the second part).

2022 –

Affidavit registered on 07/04/2022 under Serial No. BBE-3/6448/2022 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 07/04/2022 under Serial No. BBE-3/6449/2022 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or

ground bearing CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 19/05/2022 under Serial No. BBE-3/9183/2022 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 28/06/2022 under Serial No. BBE-3/11729/2022 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

2023 –

Deed of Re Conveyance Mortgage registered on 07/02/2023 under Serial No. BBE-3/2323/2023 at the office of Sub – Registrar Mumbai-3, regarding the above Deed No. BBE-3/6316/2019., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Catalyst Trusteeship Ltd. referred to as the party of the second part).

Deed of Re Conveyance Mortgage registered on 07/02/2023 under Serial No. BBE-3/2324/2023 at the office of Sub – Registrar Mumbai-3, regarding the above Deed No. BBE-3/6316/2019., lying being and situated within the Village limits of Lower Parel Division, by and between M/s. Skylark Bulcon Pvt. Ltd. & Others referred to as the party of the first part and M/s. Catalyst Trusteeship Ltd. referred to as the party of the second part).

Affidavit registered on 04/10/2023 under Serial No. BBE-3/19516/2023 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

2024 –

Affidavit registered on 02/02/2024 under Serial No. BBE-3/2497/2024 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 05/02/2024 under Serial No. BBE-3/2598/2024 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing Final Plot No. 1076, 1077, 1078, CS No. 286, 438, 912, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.

Affidavit registered on 23/02/2024 under Serial No. BBE-3/3898/2024 at the office of Sub – Registrar Mumbai-3, regarding the above said on land or ground bearing CS No. 286, lying being and situated within the Village limits of Lower Parel Division, in the name of M/s. Skylark Bulcon Pvt. Ltd.