

864/UT/2023

FORMAT "A"

(Circular No.28/2021 dated 08/03/2021)

To,

MahaRERA,
Mumbai Headquarters,
6th & 7th Floor, HousefinBhavan,
Plot No: C - 21, E - Block,
BandraKurla Complex,
Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:-

- (i) All that piece or parcels of land hereditament and premises bearing CTS No. 471/A, 471/A/1 to 471/A/6, 471/B and 485/C to E admeasuring 3552.80 sq.mtrs. or thereabouts situate, lying and being at Village Oshiwara, Taluka Andheri at Jogeshwari (West), in the Registration District or Mumbai and Sub-District of Mumbai Suburban; and (ii) All that piece or parcels of land hereditament and premises bearing CTS No. 282A, 282/A/1 to 282/A/4 and 282/B admeasuring 4075.30 sq.mtrs. or thereabouts situate, lying and being at Village Bandivali, Taluka Andheri, in the Registration District or Mumbai and Sub-District of Mumbai Suburban, hereinafter collectively referred to as "**the said Property**".

A. We have investigated the title of the said Property at the request of the Owner/Developers, **Niketan Ventures Pvt. Ltd.** and following documents i.e.:-

1) DESCRIPTION OF THE SAID PROPERTY:

All that piece or parcels of land hereditament and premises bearing CTS No. 471/A, 471/A/1 to 471/A/6, 471/B and 485/C to E admeasuring 3552.80 sq.mtrs. or thereabouts situate, lying and being at Village Oshiwara, Taluka Andheri at Jogeshwari (West), in the Registration District or Mumbai and Sub-District of Mumbai Suburban; and all that piece or parcels of land hereditament and premises bearing CTS No. 282A, 282/A/1 to 282/A/4 and 282/B admeasuring 4075.30 sq.mtrs. or thereabouts situate, lying and

being at Village Bandivali, Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban.

2) **THE DOCUMENTS OF TITLE OF SAID PROPERTY**

The documents relating to title of the said property are listed in **Annexure "C"**.

3) **PROPERTY CARD,7/12 EXTRACT AND MUTATION ENTRIES**

The Property Register Card is mutated in the name of Niketan Ventures Pvt. Ltd. as Owner/Holder of the said Property.

4) **SEARCH REPORT FOR 35 YEARS FROM 1988 to till 2023.**

Our Search Clerk, Mr. D. K. Patil has taken search at the Sub-Registrar of Assurances from 1988 to 2023 (35 years) and the Search Reports do not reveal any encumbrances.

B. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, and subject to what is set out in the Title Report dated 30th day of June, 2023 issued by us, we are of the Opinion that Niketan Ventures Pvt. Ltd. is the Owner of the said Property with clear and marketable title free from encumbrances and subject to the Provisions of MMRDA, the Scheme of the said Oshiwara District Centre Planning Proposal and the sanctioned Plans and Permissions, Niketan Venture Pvt. Ltd. is entitled to develop the said Property.

C. **OWNER AND DEVELOPERS OF THE SAID PROPERTY**

Niketan Ventures Pvt. Ltd. is the Owner and Developer of the said Property.

D. There are no pending suits/proceedings in respect of the said Property as mentioned in **Annexure "B"**.

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E. The report reflecting the flow of the title of the Owners/Developers to the said Property is enclosed herewith as **Annexure "A"**.

For PRAVIN MEHTA AND MITHI & CO.,

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Partner

Place: Mumbai

Date: 9th November, 2023.

Encl:-

Annexure 'A':-Flow of Title of the said Property.

Annexure 'B':-List of pending suits, if any.

Annexure 'C':- Documents of Title of the said Property.

865/UT/2023

ANNEXURE "A"

PRAVIN H. MEHTA
YUSUF H. MITHI
SHARAD V. KALYANI
KALPESH P. MEHTA
URVI R. TANNA

TITLE REPORT

Niketan Ventures Pvt. Ltd.,
(formerly known as Suketan Properties (Pvt.) Ltd.)
Old Sona Talkies Bldg., (Cinemax)
1st Floor, Trikamdass Road,
Kandivali (West),
Mumbai – 400067.

Dear Sirs,

Under your instructions, we have investigated the title in respect of following property which is also more particularly described Firstly and Secondly in the Fourth Schedule hereunder written and we submit our Report inter alia as under:-

- (i) All that piece or parcels of land hereditament and premises bearing CTS No. 471/A, 471/A/1 to 471/A/6, 471/B and 485/C to E admeasuring 3552.80 sq.mtrs. or thereabouts situate, lying and being at Village Oshiwara, Taluka Andheri at Jogeshwari (West), in the Registration District or Mumbai and Sub-District of Mumbai Suburban; and.
 - (ii) All that piece or parcels of land hereditament and premises bearing CTS No. 282A, 282/A/1 to 282/A/4 and 282/B admeasuring 4075.30 sq.mtrs. or thereabouts situate, lying and being at Village Bandivali, Taluka Andheri, in the Registration District or Mumbai and Sub-District of Mumbai Suburban.
- hereinafter collectively referred to as "**the said Property**".

I. DESCRIPTION OF THE SAID PROPERTY:-

- (i) All that piece or parcels of land hereditament and premises bearing CTS No. 471/A, 471/A/1 to 471/A/6, 471/B and

485/C to E admeasuring 3552.80 sq.mtrs. or thereabouts situate, lying and being at Village Oshiwara, Taluka Andheri at Jogeshwari (West), in the Registration District or Mumbai and Sub-District of Mumbai Suburban; and.

- (ii) All that piece or parcels of land hereditament and premises bearing CTS No. 282A, 282/A/1 to 282/A/4 and 282/B admeasuring 4075.30 sq.mtrs. or thereabouts situate, lying and being at Village Bandivali, Taluka Andheri, in the Registration District or Mumbai and Sub-District of Mumbai Suburban.

II. **INSTRUCTIONS:-**

Under instructions, our Search Clerk, Mr. D. K. Patil has taken searches at the Sub-Registrar of Assurances in respect of the properties more particularly described in the Schedules hereunder written from 1988 to 2023 (35 years). Mr. D. K. Patil has submitted his Search Reports dated 10th May, 2023 and 15th May, 2023. We have also caused Public Notice to be published in newspapers inviting claims from the Public.

III. **DEVOLUTION OF TITLE:-**

We have perused the documents of title and the Search Reports of the Search Clerk, Mr. D.K.Patil and we find as under:-

1. By a Deed of Conveyance dated 9th March, 1959 and duly registered with the Office of Sub-Registrar of Assurances at Bandra under Registration No. 449 of 1959 in Book No.I and made between Manilal Gangadas Patel and Maganlal Gangadas Patel therein called the Vendors of the First Part, Purshottamdas Zaverbhai Patel therein called the Confirming party of the second part and (1) Tapishankar Narottam Bhatt (ii) Pashabhai alias Purshottamdas Zaverbhai Patel, (iii) Shanabhai Vallabhbhai Patel, (iv) Lilachand Ambaram Panchal and (v) Babubhai Lilachand



Panchal the last three carrying on business in partnership under the firm, name and style of Venus Steel Products as the Purchasers of the third part, the said purchasers became entitled to the properties more particularly described firstly to Seventhly in the Schedules thereunder written which includes the properties described in the first schedule hereunder written.

2. By a Deed of Partition dated 28th February, 1961 and duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 433 of 1961 in Book No.1 and made between Tapishankar Narottam Bhatt therein called the Party of the First Part, Pashabhai alias Purshottamdas Zaverbhai Patel therein called the Party of the Second Part and Shanabhai Vallabhbhai Patel, Lilachand Ambaram Panchal and Babubhai Lilachand Panchal therein called the Party of the Third Part, the properties being the subject matter of the above referred Deed of Conveyance dated 9th March, 1959 were partitioned by the parties to the said Deed of Partition and upon such partition, the properties shown on the plan annexed to the said Deed of Partition admeasuring 16345 sq.yds. and described in the First Schedule hereunder written came to the share of the said Pashabhai alias Purshottamdas Zaverbhai Patel with an obligation to contribute and pay 25% of license fees payable to Byramjee Jeejeebhoy (Pvt.) Ltd. for right of passage given over the said lands.
3. Pursuant to the said Deed of partition the parties thereto became absolute owners of their respective properties with reference to the boundaries as shown on the Plan annexed thereto however no separate schedule has been set out in the said deed of partition in respect of the properties coming to the share of the parties of the first part, second part and third part.

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4. Prior to the execution of the said Deed of Partition, the parties thereto appears to have acquired from Byramjee Jeejeebhoy (Pvt.) Ltd. the owners of the adjoining land a right of passage 20' wide from the said adjoining lands upto Ghodbunder Road for the better enjoyment of the said properties and the said road was constructed as a common road from West to East for the common user of all the parties to the said Deed of Partition.
5. The Property bearing Survey No.11 Hissa No.6/C bearing C.T.S. No.281 admeasuring 908.2 sq. mtrs. has been provided as a common road by the parties to the said Deed of Partition for better enjoyment of their respective properties and as such the parties to the said Deed of Partition have undivided share, right, title and interest in respect of the said Property; the party of the First Part having 50% undivided share right, title and interest and the party of the Second Part and the Party of the Third Part having 25% each undivided share right title and interest and the benefit of the said common area runs with land in favour of the said parties their successors-in-title.
6. Prior to the said Deed of Partition the parties to the said Deed of Partition prepared and submitted a lay out of amalgamation and sub-division of the various properties as described in Exhibit "A" thereto with common access road as shown on the Plan annexed thereof and submitted the said lay out for sanction by Municipal Corporation of Greater Bombay by letter No. 70/60 dated 9th December, 1960 through their Architect Shri N. M. Barai and the said layout has been sanctioned by Municipal Corporation of Grater Bombay vide letter dated 14th January, 1961 bearing No. TP/LO/190 of 1960-61.
7. By a Deed of Gift dated 15th May, 1962 and duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 1611 of 1962 in Book No.1 and made between Purshottamdas alias Pashabhai Zaverbhai Patel as

the Donor of the one part and Joint undivided Hindu Family consisting of Pashabhai alias Purshottamdas Zaverbhai Patel for self and as Karta and Manager of Joint Undivided Hindu Family consisting of himself, his wife Hiraben and his three minor sons Chandkant, Girish and Harshad as the donees of the other part, the said Pashabhai alias Purshottamdas Zaverbhai Patel gifted the properties which he acquired under the above mentioned deed of partition and described in the First Schedule hereunder written to the said Donees.

8. By an Indenture of Lease dated 16th May, 1962 and duly registered with the Office of Sub-Registrar of Assurances at Bandra under No. 2271 of 1962 in Book No.1 and made between the members of the said Purshottamdas Zaverbhai Patel HUF therein called the Lessors of the one part and Mangabhai Zaverbhai Patel and Hiraben Purshottamdas Patel therein called the Lessees of the other part, the said Lessors demised in favour of the said Lessees the properties more particularly described in the first Schedule hereunder written for a period of 25 years commencing from 1st June, 1961 at the monthly rent of Rs.350/- and on the terms and conditions and covenants mentioned therein and the said lease has come to an end by efflux of time.
9. By an Indenture of Lease dated 11th February, 1963 and made between Maganbhai Zaverbhai Patel and Smt. Hiraben Mangabhai Patel therein called the Lessors of the One Part and M.R. Industries Ltd., therein called the Lessee of the other part and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under Registration No. 371 of 1963, the said Lessors demised unto the said Lessee factory shed and first floor of the premises constructed by the said Lessors known as Sadhana Industrial Estate admeasuring 17,909 sq. ft. for a period of five years and renewable for the further period of five years at the option of the Lessee for the rent reserved therein and

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on the terms and conditions mentioned therein. The said lease has expired by efflux of time. The said Sadhana Industrial Estate was constructed on the property forming part of the property described in the First Schedule hereunder written.

10. By an Indenture of Gift dated 11th October, 1963 and duly registered with the office of Sub-Registrar of Assurances at Bandra under Sr.No. 2675 of 1963 in Book No.1 and made between Maganbhai Zaverbhai Patel as Donor of the one part and Chandrakant Purshottamdas Patel, Girish Purshottamdas Patel and Harshad Purshottamdas Patel as Donees of the second part, the said Donor gifted his one-half share in the leasehold interest in respect of the properties and the structures mentioned in the said Indenture of Lease dated 16th May, 1962 to the said donees.
11. In all the documents referred to hereinabove, the properties being subject matter of the respective Deeds have been identified by the reference to the plan referred to in the said Deed of Partition and no separate schedule has been mentioned.
12. The said Prushottamdas Zaverbhai Patel died intestate on 13th day of February, 1987 leaving Smt. Hiraben P. Patel, Shri Chandrakant P. Patel, Shri Girish P. Patel and Shri Harshad P. Patel as his only heirs and legal representatives and in the premises undivided share right, title and interest of the said late Purchottamdas Zaverbhai Patel came to the shares of the aforesaid heirs.
13. In the premises the said Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrakant Purshottamdas Patel became entitled to the properties described in the First Schedule hereunder written.





14. By an agreement for sale dated 15th December, 2005 and made between Smt. Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrkant Purshottamdas Patel therein called the Owners of the one part and yourselves as Purchasers of the other part and duly registered with the Sub-Registrar of Assurances at Bandra under No. 1515 of 2006 the owners therein agreed to sell to you all the balance FSI of the properties described in the Schedule thereunder written and in the schedules hereunder written for consideration and on the terms and conditions mentioned therein. In pursuance of the said agreement, the aforesaid owners have also put you into possession of the said properties in part performance. The aforesaid Owners have also executed and delivered a power of attorney dated 15th December, 2005 in your favour and two of your Directors Mr. Ketan Himmatlal Mehta and Mr. Sunil Mahendra Vora. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Bandra under No.1516 of 2006.
15. By a Deed of Ratification cum Confirmation dated 29th January 2006 made between the aforesaid owners - therein called the owners - of the First Part, M/s. Sadhana Soaps - therein called the First Confirming Party of the Second Part, Sadhana Industrial Estate and Association of Members through their members Hiraben Purshottamdas Patel, Girish Purshottamdas Patel and Harshad Purshottamdas Patel - therein called the Second Confirming Party of the Third Part and yourselves as Purchasers of the Fourth Part and duly registered with the Sub-Registrar of Assurances at Bandra under No. 1518 of 2006, the parties therein ratified and confirmed the agreement dated 15th December 2005 executed in your favour.
16. In accordance with the D. P. Remarks from Municipal Corporation of Greater Mumbai, the property described more particularly in the First Schedule mentioned hereunder forms

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part of Oshiwara District Centre and as per the Mumbai Metropolitan Region Development Authority (M.M.R.D.A.) remarks, the said property is affected by the various reservations such as Children's Park, Pedestrian Plaza, parking Lot commercial transformation, core commercial user (I. D. Zone).

17. Pursuant to an application made regarding the corrections of the area in the Property Register Card, the City Survey Officer by his Order dated 26th May, 2005, under section 155 of Maharashtra Land Revenue Code 1966, corrected the area in respect of Old City Survey No.485 which is 7462.10 sq.mts. or thereabouts, thereafter on amalgamation of the Old C.T.S. Nos. 482, 483 and 485 the aggregate area works out to 8262.60 sq. mts. or thereabouts, and then further the said amalgamated Old C.T.S. No. 485 got subdivided into New C.T.S. Nos. 485 – A, B, C, D & E. Again, Old C.T.S. No. 471 is sub-divided into New C.T.S. Nos. 471/A & B, Old C.T.S.No. 471/1 to 6 is renumbered as 471/A/1 to 471/A/6; and old C.T.S. No. 282 is sub-divided into 282/A & B, 282/1 to 4 is renumbered as 282/A/1 to 282/A/4, which is forming part of the property described in the Schedules hereunder written.
18. The Additional Collector & Competent Authority under the Urban Land (Ceiling & Regulation) Act vide their letter dated 12th August, 2005 & further corrigendum dated 8th August, 2007 certified that the aforesaid owners are entitled to retain the said property described in the Schedules hereunder written as the land within ceiling limit.
19. According to what is stated above and especially the order of the Additional Collector and Competent Authority (ULC) Greater Mumbai dated 28th August 2007 wherein it is specially mentioned that the area / land under reservation of Children Park is non vacant land under ULC Act, 1976 and the ULC Authorities have no objection to you availing of benefit of Transfer of Development Rights in respect of

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handing over of the aforesaid land bearing C.T.S. No. 485-A admeasuring 5716.30 sq. mtrs., to the appropriate Authorities, more particularly described in the Second Schedule and is forming part of the property described in the First Schedule mentioned hereunder.

20. You have handed over to MMRDA the plot bearing New CTS No.485-A, reserved for Children's Park area admeasuring approximately 5716.30 sq.mts or thereabouts, more particularly described in the Second Schedule hereunder written.
21. By a Deed of Conveyance dated 30th January, 2009 and made between the said Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrakant Purshottamdas Patel therein called the Vendors/Owners of the First Part and yourselves therein called the Purchasers of the other Part and duly registered with the office of the Joint Sub-Registrar of Assurances at Andheri-1 under serial No. 661 of 2009, the said Vendors/ Owners did thereby convey, transfer and assign in your favour the Property more particularly described in the Second Schedule as we all as Firstly and Secondly in the Third Schedule hereunder written.
22. The name of Suketan Properties Pvt. Ltd. was changed to Niketan Ventures Private Limited vide registration Certificate dated 9th February, 2018.
23. You are developing the said property which is more particularly described in the Fourth Schedule hereunder written as per the Participatory Scheme of MMRDA.
24. You have settled the claim of one Miranda Family pursuant to the Consent Terms filed in the High Court of Judicature at Bombay in Suit No. 383 of 2014 and as a result thereof, the claim of the said claimants was settled.

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IV. SEARCHES:-

We have perused (i) Search Report dated 10th May, 2023 of our, Search Clerk Mr. D. K. Patil who has taken searches at the Sub-Registrar of Assurances from the year 1988 to 2023 (35 years) and Search Report dated 15th May, 2023 of our Search Clerk, Mr. D. K. Patil in respect of the Properties more particularly described in the Schedules hereunder written. Both the Search Reports do not reveal any encumbrances.

IV. PUBLIC NOTICE:-

Under your instructions we have caused the Public Notice issued under your instructions, also issued Public notice on your behalf in Marathi Daily, 'Nav Shakti', English Daily, 'Free Press Journal' and Gujarati Daily, 'Janmabhoomi' all dated 21st April, 2023 for the purpose of investigating your title in respect of the properties more particularly described in the Schedules hereunder written. We have not received any claim or objection in response to the said Public Notices

TITLE REPORT

Subject to what is stated hereinabove, Niketan Venture Pvt. Ltd., i.e you are the Owner of the said Property, more particularly described in the Fourth Schedule hereunder written with clear and marketable title free from all encumbrances and subject to the Provisions of MMRDA, the Scheme of the said Oshiwara District Centre Planning Proposal and the sanctioned Plans and Permissions, you are entitled to develop the said Property more particularly described in the Fourth Schedule hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcels of land bearing S.Nos.11/6(pt), 11/8(pt), and 9(pt), 4A/1(pt) and 2(pt) and 10/1; corresponding Old C.T.S.Nos.471, i.e. New C.T.S. Nos. 471/ A & B, Old CTS No. 471/1 to 6 i.e. New CTS No.





471/A/1 to 471/A/6 and 485 A,B,C,D & E of Village Oshiwara, Taluka Andheri, at Jogeshwari (West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon and the specific reservations shown on the plan of Oshiwara District Centre and mentioned in the letter dated 29th August, 2002 issued by MMRDA, area, admeasuring 11387.90 sq.mtrs. or thereabout; And also S.Nos.38/1(pt) and 38/2(pt); corresponding Old C.T.S. Nos. 282, i.e. New C.T.S. Nos. 282 A & B, Old CTS No. 282/1 to 4 i.e. New CTS No. 282/A/1 to 282/A/4 of Village Bandivali Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring about 4075.60 sq.mtrs. or thereabout; combined total property area admeasuring about 15463.50 sq.mtrs. or thereabout, as per document.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Plot reserved for Children's Park handed over to the concerned Authorities for obtaining DRC to the Purchasers)

ALL the piece or parcels of land bearing C.T.S. No. 485-A, situate, lying and being at Village Oshivara, Taluka Andheri at Jogeshwari (West), in the registration District of Mumbai & Mumbai Suburban District admeasuring 5716.30 sq. meters or thereabout which is reserved for children's park according to M.M.R.D.A. remark.

THE THIRD SCHEDULE ABOVE REFERRED TO:

FIRSTLY: ALL that piece or parcels of land bearing S.Nos.11/6(pt), 11/8(pt), and 9(pt), 4A/1(pt) and 10/1; corresponding old C.T.S.Nos.471, new C.T.S.Nos.471/A & B and Old CTS No. 471/1 to 6, i.e. New CTS No. 471/A/1 to 471/A/6 and 485 – B, C, D & E); of Village Oshiwara, Taluka Andheri, at Jogeshwari(West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring 5262.90 sq.mtrs. or thereabout;

SECONDLY: ALL that piece or parcels of land bearing S.Nos.38/1(pt) and 38/2(pt); corresponding old C.T.S. Nos. 282, new C.T.S.Nos.282 A & B and old CTS No. 282/1 to 4 i.e. New CTS No. 282/A/1 to 282/A/4 of

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Village Bandivali Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area admeasuring about 4075.60 sq. mtrs. or thereabout. Combined total property area described in the Second Schedule is admeasuring about 9338.50 sq. mtrs. or thereabout.

FOURTH SCHEDULE ABOVE REFERRED TO

FIRSTLY: All that piece or parcels of land hereditament and premises bearing CTS No. 471/A, 471/A/1 to 471/A/6, 471/B and 485/C to E admeasuring 3552.80 sq.mtrs. or thereabouts situate, lying and being at Village Oshiwara, Taluka Andheri at Jogeshwari (West), in the Registration District of Mumbai and Sub-District of Mumbai Suburban.

SECONDLY: All that piece or parcels of land hereditament and premises bearing CTS No. 282A, 282/A/1 to 282/A/4 and 282/B admeasuring 4075.30 sq.mtrs. or thereabouts situate, lying and being at Village Bandivali, Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban.

Dated this 9th day of November, 2023.

Yours faithfully,
For PRAVIN MEHTA AND MITHI & CO.,



Partner

ANNEXURE – "B"

THE LIST OF LITIGATIONS

NIL

For PRAVIN MEHTA AND MITHI & CO.,


Partner

Place: Mumbai

Date: 9th November, 2023.

ANNEXURE "C".

**List of Documents relating to title
of the said Property**

- a. Deed of Conveyance dated 9th March, 1959, duly registered with Sub-Registrar of Assurances at Bandra under Registration No. 449 of 1959 in Book No.1.
- b. Deed of Partition dated 28th February, 1961 and duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 433 of 1961 in Book No.1.
- c. Deed of Gift dated 15th May, 1962 and duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 1611 of 1962 in Book No.1.
- d. Indenture of Lease dated 16th May, 1962 and duly registered with the Office of Sub-Registrar of Assurances at Bandra under No. 2271 of 1962 in Book No.1.
- e. Indenture of Lease dated 11th February, 1963 and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under Registration No. 371 of 1963.
- f. Indenture of Gift dated 11th October, 1963 and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under Sr. No. 2675 of 1963 in Book No.1.
- g. Agreement for Sale dated 15th December, 2005 and duly registered with the Sub-Registrar of Assurances at Bandra under No. 1515 of 2006.
- h. Power of Attorney dated 15th December, 2005 and duly registered with the Sub-Registrar of Assurances at Bandra under No. 1516 of 2006.

- i. Deed of Ratification cum Confirmation dated 29th January, 2006 and duly registered with the Sub-Registrar of Assurances at Bandra under No. 1518 of 2006.
- j. Order of City Survey Officer dated 26th May, 2006.
- k. Deed of Conveyance dated 30th January, 2009 and duly registered with the Joint Sub-Registrar of Assurances at Andheri -1.
- l. Search report for 35 years from 1969 to 2022.

For PRAVIN MEHTA AND MITHI & CO.,



Partner.