

Property Land

Annexure-3

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yards/Meters	7. Landholders Survey No.	8. Collectors New No. (Collectors Rent No. No.)
709	PLOT NO. 35 (EAST), SION MATUNGA ESTATE	F WARD NO. 6394 (3), ST. NO. 35408	355/6	MULI AND	SQ. YARDS (387.00) SQ. METERS 323.58	-NIL-	-NIL- (NIL-)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
- NIL -	(A)-X-THE BOMBAY MUNICIPAL CORPORATION OF GREATER BOMBAY - (LESSOR) - (31)-A-(BAGURAO BAGHAWENDRA TOL)-DIED ON 13-4-1990 (A) B-TOTAL LAXMIBAI BAGURAO TOL)-DIED ON 7-6-1981 - (LESSEES) - (C)-C-(BANOU BANOCHARYA TOL) (D)-D-(BANOU BANOCHARYA TOL) - (LESSEE) - (E)-E-SHRI NUKHARAJ MOHAKMAL NENIA - LESSEE -	(33)-(DECD NO. 579) LEASE IN PERPETUITY DT. 12.12.1960 FROM 'A' IN COL. 10 TO 'A & B' IN COL. 10 FROM 30.3.1939 (C)-LETTER OF ADMINISTRATION DATED 26-8-1971 PASSED BY HIGH COURT OF BOMBAY IN PETITION NO. 215 OF 1991 GRANTED TO 'C' IN COL. 10 AS ADMINISTRATORS OF DECEASED 'A' IN COL. 10 VIDE M.R. NO. 352/06 (D)-(DECD NO. 18920) DEED OF TRANSFER DATED 24-11-2006 FROM 'C' IN COL. 10 TO 'A' IN COL. 10 LEGAL HEIRS OF DECEASED 'B' IN COL. 10 AND ALSO ASSTT. COMMISSIONER (ESTATES) LETTER NO. AC/ESTATES/10405/LB-11 OF 28-7-2006 VIDE M.R. NO. 353/06 (E)-(DECD NO. 3644) DEED OF ASSIGNMENT DATED 10-2-2014 (REGD. DT. 16-4-2014) FROM 'D' IN COL. 10 TO 'E' IN COL. 10 FOR RS. 5,00,000/- AND ALSO ADMIN. OFFICER (LEASE) ESTATE DEPTT. BOMBAY MUNICIPAL CORPORATION VIDE LETTER NO. AC/ESTATES/3312/LB-11 DT. 10-7-2014 VIDE M.R. NO. 354/2015	- NIL -



13. Original Grant from Govt., if any	14. Lease from Public Body or Fazidar	15. Ground Rent due to Public Body or Fazidar	16. Superintendents Initial
- NIL -	LEASE IN PERPETUITY DT. 12.12.60 COMMENCING FROM 30.3.1939 AT THE RENT OF RE...	1/- P.A.	(B)-SD/-4-5-62, SD/-4-5-62 SUPDT. (C)-SD/-4-5-62, SD/-4-5-62 SUPDT. (D)-SD/-29-11-06, SD/-30-11-2006, SD/-30-11-2006 SUPDT. (E)-SD/-10-6-15 M.S., SD/-11-6-15 ASSTT. SUPDT., SD/-18-6-2015 SUPDT. MCS AND L.R.

17. Remarks
- NIL -

Name of Applicant: NUKHARAJ NENIA
Date of Application: 22/06/2015
Fee recovered: Rs. 2244250.00
Reference of issue: 21090720150
Date of issue: 03 JUL 2015

(Rectangular "I" Brackets shows entry deleted)
Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 323.58 Sq. meters.
(THREE HUNDRED TWENTY THREE POINT FIFTY EIGHT SQ. MTRS. ONLY)

Nukharaj
Superintendent
Mumbai City Survey and Land Revenue

Annexure-3

Annex-3

From the desk of...



R. R. Gupta

B. Sc. (Agril), LL. B.

ADVOCATE HIGH COURT

8080277590

E-mail : rrguptaadocate@gmail.com

Off.: 2nd Floor, Lawyer's Chamber, Bhaskar Building, A. K. Marg, Bandra (E), Mumbai - 400 051.

Off.: 5, Shubh Vaibhav Apartment, Talav Road, Bhayander (East), Dist. Thane.

Ref. No.:

Date : 28/07/2015

TITLE CLEARANCE CERTIFICATE

Re : Plot No.35, adm. about 387 sq.yards with a building standing thereon known as GURU NIWAS, occupied by 10 tenants bearing C.S. No.335/6, Sion Division of Sion Matunga Estate in Registration District of Greater Mumbai.

This is to certify that on the basis of documents produced before me, I have investigated the title of the above property i.e. Plot of land with a building standing thereon, known as 'Guru Niwas', bearing Plot No.35, (building occupied by 10 tenants) at land bearing C.S. No.335/6, Sion Division of Sion Matunga Estate, in the Registration District of Greater Mumbai, the lease right of which is acquired by Shri Hukamraj Mohanlal Mehta r/o. Scheme No.6, Road No.2, Guruniwas, Plot No.35, Sion, Mumbai 400022, by owner of Leasehold rights, Shri Bandu Guniyacharya Tol vide Deed of Assignment of Lease

dated 19th day of February, 2010, duly registered with the Sub Registrar of Assurances, vide Registration No. 3644/2010 dt. April 16, 2010.

The said plot of land vide Registered Indenture dated 12th December, 1960 for the consideration and on the terms and conditions mentioned therein the Municipal Corporation of Greater Mumbai and the Sion Co-op. Hsg. Society granted lease in perpetuity to Shri Baburao Raghavendra Tol and Smt. Laxmibai Baburao Tol, who were the members of Sion Co-operative Housing Society Ltd. bearing Registration No. B-214/25.4.1938 and holding 5 fully paid up shares bearing distinctive Nos. 23, 23, 64, 66 and 136. The said owners constructed building viz. Guru Niwas on said plot and let out for occupation by respective tenants. The above Owners, Baburao R. Tol and Laxmibai B. Tol died intestate on 30.4.1990 and 7.6.1981 respective and they have no issue out of their wedlock. After their demise their nephew, BANDU GUNIYACHARYA TOL succeeded to the said property and accordingly his name is also recorded in records of rights in relation to the said property.

on the desk of...



R. R. Gupta

B. Sc. (Agril), LL. B.

ADVOCATE HIGH COURT

8080277590
E-mail : rrguptaadvocate@gmail.com

2nd Floor, Lawyer's Chamber, Bhaskar Building, A. K. Marg, Bandra (E), Mumbai - 400 051.
5, Shubh Vaibhav Apartment, Talav Road, Bhayander (East), Dist. Thane.

No.:

Date :

- 3 -

Further in the Testamentary and Intestate Jurisdiction, Petition No.215 of 1991 in the High Court of Judicature at Bombay, the Letters of Administration to the property and credits of the said deceased, Baburao R. Tol were obtained in favour of the nephew, Shri Bandu Guniyacharya Tol and since then he was managing the affairs in respect of said demised plot. He obtained the transfer of said demised plot of land in his name as Lessee and the Structure Guru Niwas.

The said Shri Bandu Guniyacharya Tol had entered into Development Agreement and Power of Attorney in favour of Developers, Shri Premji B. Satra and Shri Mansukh D. Satra dt. 17.7.2007 and 21.07.2007 and agreed to grant only the development rights in respect of said plot of land along with structures standing thereon.

..4/-

- 4 -

In my opinion, the said property is having clear marketable title and the said Bandu Guniyacharya Tol is only legal heir of Baburao R.Tol and Smt.Laxmibai Baburao Tol and the Lease in respect of said property is valid and subsisting and Assignor had full right and authority to assign and transfer the Leasehold rights of property to present leasee/owner, Hukamraj Mohanlal Mehta, subject to abovementioned developments rights of said Developers.

Place: Mumbai

Date : 28/07/15



(ADVOCATE HIGH COURT)

M:8080277590

R. R. GUPTA

B.Sc. (Agril), LL.B.

ADVOCATE HIGH COURT

Office : 2nd Floor, Lawyer's Chamber,
Bhaskar Building, A. K. Marg,
Bandra (East), Mumbai - 400 051.

SEARCH REPORT

in respect of

Investigation of Title of the property bearing Plot No.35, C.S. No.335/6, Guru Niwas Building, Sion Co-operative Housing Society Ltd., Adm. 323.58 Sq.Mtr., of Sion Division, Mumbai District

DATED THIS 27th DAY OF JULY, 2015

G.S. PATIL
SEARCH CLERK

नौदणी ३९ म.
Regn. 39 m.

दिनांक 26/6/84 तन २०

शेष परिण

(30 नव)
(कालिखो)



450/-

1- अ (पुनर्विचार) निबंधक
मल्ल जिजा

सादरकर्ता

G.S. PATIL

SEARCH CLERK

Flat No.302, 3rd Floor, E-Wing, Siddhi City, Survey No.82, Karvai Village, Badhlapur East

TO

Date : 27.07.2015

Ref: Investigation of Title of the property bearing Plot No.35, C.s. No.335/6, Guru Niwas Building, Sion Co-operative Housing Society Ltd., Adm. 323.58 Sq.Mtr., of Sion Division, Mumbai District.

Owner: HUKAMRAJ MOHANLAL MEHTA

Dear Sir,

As per your instructions I have taken search of above mentioned property in Sub- Registrars Offices at Mumbai from 1981 to 2015 (35 Years).

I have found following documents registered therein during the course of search.

AT MUMBAI SRO-REGISTRAR OFFICE FROM 1981 TO 2015 (35 YEARS)
MANUAL RECORD.

1981	:	Some Pages Torn
1982	:	Some Pages Torn
1983	:	Some Pages Torn
1984	:	Torn
1985	:	Torn
1986	:	Torn
1987	:	Torn
1988	:	Nil
1989	:	Nil
1990	:	Nil
1991	:	Nil



G.S. PATIL

SEARCH CLERK

1992	:	Nil
1993	:	Nil
1994	:	Nil
1995	:	Nil
1996	:	Nil
1997	:	Nil
1998	:	Nil
1999	:	Nil
2000	:	Nil
2001	:	Nil
2002	:	Some Pages Torn
2003	:	Nil
2004	:	Nil
2005	:	Nil
2006	:	Nil
2007	:	Book Not Available
2008	:	Nil
2009	:	Nil
2010	:	Nil
2011	:	Nil
2012	:	Nil
2013	:	Nil
2014	:	Not Ready
2015	:	Not Ready



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AT MUMBAI SUB REGISTRAR OFFICE FROM 2002 TO 2015 (14 YEARS)
COMPUTER BBE. NO. 1, 2, 3, 4 & 5

2002 : Nil
2003 : Nil
2004 : Nil
2005 : Nil
2006 : Entry

BBE-2 10920/2006	DECLARATION A.V. Rs. 0/- BANDU GUNDACHARYA TOL TO ---	14/11/2006 14/11/2006
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Schedule: Plot No.35, C.S. No.335/6, F-Ward, Adm. 387
Sq.Yards, of Sion Division.

2007 : Entry

BBE-1 8170/2007	DEVELOPMENT AGREEMENT A.V. Rs. 3000000/- BANDU GUNDACHARYA TOL TO MANSUKH D. SATRA PREMJI B. SATRA	17/07/2007 21/07/2007
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Schedule: Land and Structure bearing Plot No.35, Guru Niwas,
C.S. No.335/6, Plot Area: 323.58 Sq.Mtr., of Sion Division.

2008 : Nil
2009 : Nil
2010 : Entry



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BBE-3 3644/2010	TRANSFER OF LEASE A.V. Rs. 500000/- BANDU GUNDACHARYA TOL TO HUKUMRAJ MOHANLAL MEHTA	10.02.2010 16.04.2010
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Schedule: Land and Structure bearing Plot No.35, C.S. No.335/6, Land area: 387 sq.Yards in which Tenanted Building Guru Niwas, Adm. 323.69 Sq.Mtr., of Sion Division.

2011 : Nil
2012 : Nil
2013 : Nil
2014 : Entry

BBE-5 2919/2014	UNDERTAKING A.V. Rs. 0/- HUKUMRAJ MOHANLAL MEHTA TO ----	12.09.2014 12.09.2014
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Schedule: Plot No.35, Guru Niwas, Sion Co-op. Housing Society Ltd., CTS No.335/6, Adm. 328.58 Sq.Mtr., of Sion Division.

2015 : Not Ready

NOTE OF SEARCH

Register of Computerized Print Copies of Index II are prepared for Search from Feb. 2002 onward, which have not been maintained properly and manual books are in partly torn, untidy and loose condition.



Search Clerk
Mumbai

INVESTIGATION OF TITLE OF
PROPERTY BEARING PLOT NO.35,
NO.335/6, GURU NIWAS BUILDING
CO-OPERATIVE HOUSING SOCIETY
ADM. 323.58 SQ.MTR., OF
DIVISION, MUMBAI DISTRICT

SEARCH REPORT

SEARCH NOTE:

Taken search at S.R.O.
MUMBAI from 1981 to 2015
years).



G.S. PATIL
SEARCH CLERK