

Date 18th January 2021

To,

M/S. SHRADDHA LANDMARK PVT LTD,
Gr. Floor & 1st Floor Manisha Heights Commercial Complex,
Back Side Manisha Heights, Bal Rajeshwar Marg,
Bhatwadi, Vaishali Nagar, Mulund (W), Mumbai-400080

Sub : All that Lands total admeasuring 7439 sq mts lying and situated on Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures lying at T P Road, Bhandup (W), Mumbai 400078 bearing following descriptions

CTS Nos.	Area in Sq. Mtrs
80(Part)	6629
49, 49/1 to 8	506.20
73, 73/1 to 4	116.50
74, 74/1 to 7	187.30

(hereinafter called said Properties)

I have investigated the Title of **M/S. SHRADDHA LANDMARK PVT LTD** to the above mentioned Properties as per documents submitted to me the following transaction are traced out.



WHEREAS:

- (a) By Virtue of Various Deeds the Land Owners **M/S. SHRADDHA LANDMARK PVT LTD** became entitled to and is fully seized and possessed of all that piece and parcel of lands or ground as specified hereinafter

I. The First Property

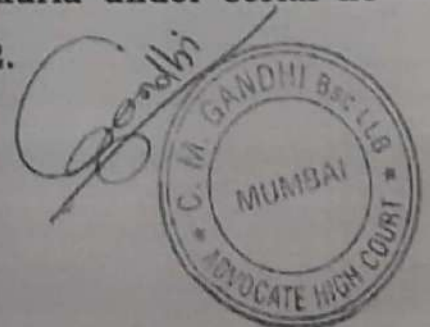
By an **Conveyance Deed** dated **26TH December 2010** executed between **Smt Laxmi Baburao Bhoir & Others** mentioned therein Vendors and **M/s Ranjana Ramesh Land Developers** therein mentioned as Purchaser and **M/s Tirupati Developers** therein mentioned as Confirming Party and the said **M/s Ranjana Ramesh Land Developers** acquired right, title and interest in respect of Land admeasuring **1 acre 24 Guntas (as per 7/12 Extract)** bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file **ADJ/SDE/NEW/115/11** at Office of Collectors of Stamps registered at sub registrar office at kurla under serial no **BDR-13-3252-2011 DATED 24-11-2011.**

By an **Conveyance Deed** dated **12th December 2011** executed between **M/s Ranjana Ramesh Land Developers** mentioned therein Vendors and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser and the said **M/S. SHRADDHA LANDMARK PVT LTD** acquired right, title and interest in respect of Land admeasuring **1 acre 24 Guntas (as per 7/12**



Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file ADJ/2404/11/k at Office of Collectors of Stamps registered at sub registrar office at kurla under serial no BDR-3-12658-2011 DATED 12-12-2011.

By Deed of Confirmation in Conveyance Deed dated 17th May 2012 executed Smt Vidya Raghunath Ulvekar 2) Rekha P Mhatre and 3) Geeta Prashant Patil therein mentioned as the Vendors and and M/S. SHRADDHA LANDMARK PVT LTD therein mentioned as Purchaser and the said Smt Vidya Raghunath Ulvekar 2) Rekha P Mhatre and 3) Geeta Prashant Patil confirmed the said Conveyance Deed dated 26th December 2010 executed between M/s Ranjana Ramesh Land Developers mentioned therein Vendors and M/S. SHRADDHA LANDMARK PVT LTD therein mentioned as Purchaser in respect of Land admeasuring 1 acre 24 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Deed of Confirmation in Conveyance Deed dated 17th May 2012 registered at sub registrar office at kurla under serial no BDR-13-3963-2012 DATED 17-05-2012.



In said Land admeasuring 1 acre 24 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District the some part of land area admeasuring about 24.64 Guntas (as per 7/12 Extract) comes under ULC and said part of land area admeasuring about 24.64 Guntas(as per 7/12 Extract) acquired under ULC by Govt of Maharashtra and balance area 39.35 Guntas (as per 7/12 Extract) as per property card belongs to **M/S. SHRADDHA LANDMARK PVT LTD.**

The land area admeasuring about 24.64 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District acquired under ULC by Govt of Maharashtra and the Proposal was submitted by **M/S. SHRADDHA LANDMARK PVT LTD under Slum Rehabilitation Authority** and thereafter Proposal was accepted No S/PVT & ST/GOVT/0005/20131021 and Land rate Premium amount was accepted under A/C No 34355196643 dated 31-08-2018 and the said land area admeasuring about 24.64 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District now developed by the **M/S. SHRADDHA LANDMARK PVT LTD** under SRA Scheme.

