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FORMAT – A

(Circular No.28/2021)

FLOW OF TITLE OF THE SAID PLOT OF LAND

1. **Copy of Property Register Card issued on 9th December, 2022.**

2. **Search Report for sixty (60) years from 1963 to 2022 taken from Mumbai, Bandra, Chembur and Kurla-1 to 6 Sub-Registrar Offices.**

3. **TITLE FLOW**

(i) The then Mamlatdar of Bombay Suburban District granted a lease of said Land to Mrs. Krishna Trilok Kapoor in accordance with Rule 43 of the Bombay Land Revenue Rules, 1921 in the prescribed Form HH, and on the terms and conditions therein contained.

(ii) By virtue of a Deed of Conveyance dated 8th May, 1964 executed between Mrs. Krishna Trilok Kapoor as the Vendor of the First Part, Hans Raj Bahri as the Confirming Party of the Second Part and (1) Mrs. Mani Devi, wife of Kishan Chand Manyal and (2) Mrs. Surjit Kaur Chabra, wife of Bhupendra Singh as the Purchasers of the Third Part and registered with the Sub-Registrar of Assurances at Bandra bearing serial no. BND/1223/1964, Mrs. Krishna Trilok Kapoor conveyed and transferred the said Land, to 1) Mrs. Mani Devi Manyal and (2) Mrs. Surjit Kaur Chabra.

(iii) By virtue of a Deed of Conveyance dated 3rd December, 1970 executed between (1) Mrs. Mani Devi and (2) Mrs. Surjit Kaur Chabra as the Vendors of the One Part, and Mrs. Gulshan Vasdev Malhotra as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Mumbai bearing serial no. BOM/R/5142/1970, (1) Mrs. Mani Devi and (2) Mrs. Surjit Kaur Chabra conveyed and transferred the said Land to Mrs. Gulshan Vasdev Malhotra.

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(iv) Thereafter, Mrs. Gulshan Vasdev Malhotra constructed the said Bungalow comprising of ground plus two (2) upper floors admeasuring approximated 4,500 square feet on the said Land and the same was occupied by her and her family members.

(v) By virtue of a Deed of Mortgage dated 31st May, 1972, executed between Mrs. Gulshan Vasdev Malhotra, being the Mortgagor therein of the First Part, Shri Vasdev Malhotra, being the Guarantor therein of the Second Part and Life Insurance Corporation of India ("**LIC**"), being the Mortgagee therein of the Third Part, and registered with the Sub-Registrar of Assurances at Bombay bearing serial no. BOM/R/2604/1972, Mrs. Gulshan Vasdev Malhotra obtained a loan ("**said loan**") from LIC and mortgaged the said Land in favour of LIC.

(vi) On or around 28th July, 1989, the said loan was repaid by Mrs. Gulshan Vasdev Malhotra to LIC and accordingly, the loan account of Mrs. Gulshan Vasdev Malhotra with LIC was closed.

(vii) By virtue of a Deed of Gift dated 7th December, 2016, executed between Mrs. Gulshan Vasdev Malhotra as the Donor of the One Part and (1) Mr. Ravi Vasdev Malhotra and (2) Mr. Rohit Vasdev Malhotra as the Donees of the Other Part, and registered with the office of Sub-Registrar of Assurances at Kurla-1 bearing serial no. KRL-1/12036/2016, Mrs. Gulshan Vasdev Malhotra therein gifted the said Property i.e the said Land together with the said Bungalow, to (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra.

(viii) By virtue of a Development Agreement dated 5th September, 2018, executed between (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra, being the Owners therein of One Part and M/s. United Emperors LLP, being the Developer of the Other Part, and registered with the Sub Registrar of Assurances at Kurla bearing serial no. KRL – 1/10780/2018 ("**Development Agreement**"), (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra granted development rights in respect of the said Property to M/s. United Emperors LLP.

(ix) The said Land was a Collector's Land, therefore, (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra made an application to the Collector, Mumbai for converting the said Land into freehold land. By an Order dated 8th June, 2022 ("**said order**"), the Collector granted its permission/ consent to convert the said Land to Freehold Land subject to (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra, within thirty (30) days from the date of the said order, on the terms and conditions and the fees contained therein.

(x) By a No Dues Certificate dated 17th June, 2022 issued by LIC, LIC confirmed that there were No-Dues with regards to the loan account of Mrs. Gulshan Vasdev Malhotra with LIC.

(xi) By virtue of a Deed of Re-Conveyance dated 27th June, 2022 executed between LIC, of One Part and (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra, of the Other Party, and registered with the Sub-Registrar of Assurances at Kurla-1 bearing serial no. KRL1/11781/2022, LIC re-conveyed the said Land to (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra.

(xii) On 4th July, 2022, Two Taurus Realty LLP, for and on behalf of and at the instance of the (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra, made payment of the said amount of Rs.47,71,150/- (Rupees Forty Seven Lakhs Seventy One Thousand One Hundred Fifty only) to the Collector, Mumbai vide Government Receipt Accounting System bearing GRN No. MH004516503202223P. Accordingly, the said Land was converted to Freehold Land.

(xiii) By virtue of a Deed of Cancellation dated 18th July, 2022 executed between the (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra, being the Owners therein of One Part and M/s. United Emperors LLP of Other Part, and registered with the Sub Registrar of Assurances at Kurla-1 bearing serial no. KRL-1/13267/2022, (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra and M/s. United Emperors LLP cancelled the said Development Agreement.

(xiv) By virtue an Agreement for Sale dated 18th July, 2022 executed between the (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra, being the Vendors therein of the One Part and Two Taurus Realty LLP, being the Purchaser of the Other Part, registered with the Sub Registrar of Assurances at Kurla-1 bearing serial no. KRL-1/13268/2022, (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra agreed to convey and transfer the said Property to Two Taurus Realty LLP.

(xv) By virtue of a Deed of Conveyance dated 28th September, 2022, executed between (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra, being the Vendors therein of the One Part and Two Taurus Realty LLP, being the Purchaser therein of the Other Part, and registered with the Sub Registrar of Assurances at Kurla bearing serial no. KRL – 5/1905/2022, (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra conveyed and transferred the said Property to Two Taurus Realty LLP.

(xvi) On 28th September, 2022, (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra executed a Power of Attorney authorizing Two Tauras LLP to exercise several powers contained in the said Power of Attorney in respect of the said Property. The said Power of Attorney is registered with the Sub-Registrar of Assurance at Kurla.

Encl: Annexure

Date: 4th May, 2023

Advocate

Email id: hemant@iclegalindia.in