

# KRINJAL S. AHUJA

BA., LLM

ADVOCATE HIGH COURT

Off: Off no. 3, 3<sup>rd</sup> floor, Fine Mansion, D.N. Road. Fort. Mumbai- 400 001. Mob: 9594788326.  
Email id: [ahuja.krinjal@yahoo.com](mailto:ahuja.krinjal@yahoo.com)

---

**FORMAT -A -**

**(Circular No:- 28/2021)**

To

Maha RERA

Maharashtra,

Mumbai.

## **LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Plot of Land bearing CTS No.351(PART) SURVEY NO. 113 (PART) Admeasuring area about 840 Sq mtr Situated at Building no. 26, Tagore Nagar, Shanti Sadan Co-op Housing Society Ltd; Tagore Nagar, Vikhroli (East) Mumbai – 400083 of Village - Hariyali, Taluka - Kurla (hereinafter referred as “the Said Plot”).

I have investigated the title of the said plot on the request of Developer M/s. Adityaraj Infra and following documents i.e.:-

1. Description of the Property: Plot of land bearing CTS No.351(PART) SURVEY NO. 113 (PART) Admeasuring area about 840 Sq mtr situated at Building No. 26, Tagore Nagar, Shanti Sadan Co-op Housing Society Ltd; Tagore Nagar, Vikhroli - (East), Mumbai - 400083 of Village- Hariyali, Taluka - Kurla (hereinafter referred as “the Said Plot”)
2. The documents of Allotment of Plot: Search Report for 30years dated 22<sup>nd</sup> March, 2021 by Search Clerk Swapnil More.

Development Agreement dated 9<sup>th</sup> September, 2020 registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration serial no.

KRL-4/6963/2020 and Registered Power of Attorney dated 9<sup>th</sup> September, 2020 at the Sub - Registrar of Assurances, Kurla bearing Document Registration serial no. KRL-4/6964/2020.

3. 7/12 extract or property card issued by City Survey officer, Ghatkopar dated 09.01.2020 vide Application no. 050 dated 09.01.2020 in the name of Maharashtra Griha Nirman Bhavan. mutation entry no. Nil.

4. Search report for 30years from 1992 till 2021.

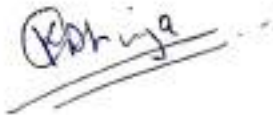
2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of the Developer M/s. Adityaraj Infra, is clear, marketable and without any encumbrances vide Development Agreement registered between Tagore Nagar Shanti Sadan Co-operative Housing Society Ltd, M/s. Adityaraj Infra (Developer) and Members registered at Kurla- 4 vide Document Registration Serial no. KRL - 4/6963/2020 and Registered Power of Attorney dated 9<sup>th</sup> September, 2020 at Kurla - 4 vide Document\_Registration Serial no. KRL-4/6964/2020.

Owner of the land

1. Maharashtra Griha Nirman Bhavan, Mumbai CTS No. 351 (As per 7/12, Property card)
2. Tagore Nagar Shanti Sadan Co-operative Housing Society Ltd vide Sale deed in the year 2020 from Maharashtra Housing and Area Development Board, Mumbai (As per Search Report dated 22<sup>nd</sup> March, 2021 by Search Clerk Swapnil More)

3/- The report reflecting to flow of the title of the Owner and Developer on the said Plot is enclosed herewith as Annexure -"A".

Encl: Annexure -"A".



Krinjal S. Ahuja

Advocate High Court

Mob: 9594788326

8652454465

Date: 31.03.2021

DATE THIS 22<sup>ND</sup> DAY OF MARCH, 2021

=====

**SEARCH REPORT**

**REF.:**

INVESTIGATION TITLE OF, THE PROPERTY, LAND BEARING,  
SURVEY NO-113(PART), CTS NO-351(PART),  
ADMEASURING AREA ABOUT 840 SQ METER,

**"TAGORNAGAR SHANTI SADAN CO OP HOUSING SOCIETY LTD"**

AT TAGOR NAGAR, VIKROLI (EAST),  
OF VILLAGE-HARYALI, TALUKA-KURLA

=====



CHALLAN  
MTR Form Number-6



GRN	MH013614217202021E	BARCODE					Date	22/03/2021-12:33:02	Form ID	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee			TAX ID / TAN (if Any)						
	Search Fee			PAN No.(if Applicable)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	Swapnil More					
Location	MUMBAI			Flat/Block No.						
Year	2020-2021 One Time			Premises/Building						
Account Head Details			Amount In Rs.	Road/Street						
0030072201	SEARCH FEE		750.00	Area/Locality						
				Town/City/District						
				PIN						
				Remarks (if Any)	CTS No. 351 Part building No. 26 at Village Hariyali 1992 to 2021					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332021032214612	2669922842			
Cheque/DD No.				Bank Date	RBI Date	22/03/2021-12:34:18	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9004764775

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइम ऑफ पेमेंट" नाच्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.

# SWAPNIL MORE

## SEARCH CLERK

### MUMBAI

ADD:- Room no 201 2<sup>nd</sup> floor, Patil Ali, Ramesh Vaiti Niwas, Opposite Vaibhav pathpedi, Near by Ganpati Mandir, Ghansoli gaon, Ghansoli Navi Mumbai-  
Mumbai:-400701,

EMAIL ID.smorc1500@gmail.com.MOB:-9004764775

### SEARCH REPORT

DATE THIS 22<sup>ND</sup> DAY OF MARCH, 2021

#### REF.:

INVESTIGATION TITLE OF, THE PROPERTY, LAND BEARING,  
SURVEY NO-113(PART), CTS NO-351(PART),  
ADMEASURING AREA ABOUT 840 SQ METER, BUILDING NO-26  
"TAGORNAGAR SHANTI SADAN CO OP HOUSING SOCIETY LTD"  
AT TAGOR NAGAR, VIKROLI (EAST),  
OF VILLAGE-HARYALI, TALUKA-KURLA,

DEAR SIR/MADAM,

ON TAKEN SEARCH IN THE OFFICE OF THE SUB REGISTRAR OF  
MHADA-MUMBAI-FROM 1992 TO 2021- 30  
FROM 1992 TO 2021- 30 YEARS  
KURLA -1-2002 TO 2021 COMPUTER RECORD,  
KURLA -2-2005 TO 2021 COMPUTER RECORD,  
KURLA -3-2005 TO 2021 COMPUTER RECORD,  
KURLA -4-2005 TO 2021 COMPUTER RECORD,  
KURLA -5-2013 TO 2021 COMPUTER RECORD,  
TOTAL SEARCH FROM 1992 TO 2021 (30 YEARS).

AS PER YOUR INSTRUCTIONS, WE HAVE TAKEN THE SEARCH OF THE  
ABOVE- MENTIONED PROPERTY AT -KURLA-1, 2, 3, 4, 5,  
SUB-REGISTRAR'S OFFICES FROM YEARS-2002 TO 2021

KURLA-1, 2, 3, 4, 5,

#### MANUAL RECORDS AT MUMBAI-

<u>YEAR</u>	<u>DOC. ENTRIES</u>	<u>OTHER REMARK</u>
1992	TORN	NO TRANSACTION
1993	TORN	NO TRANSACTION
1994	TORN	
1995	TORN	

1996	SPT	NO TRANSACTION
1997	TORN	NO TRANSACTION
1998	TORN	NO TRANSACTION
1999	SPT	NO TRANSACTION
2000	SPT	NO TRANSACTION
2001	TORN	
2002	TORN	
2003	TORN	
2004	SPT	
2005	TORN	
2006	TORN	
2007	TORN	
2008	SPT	NO TRANSACTION
2009	SPT	NO TRANSACTION
2010	SPT	NO TRANSACTION
2011	SPT	NO TRANSACTION
2012	SPT	NO TRANSACTION
2013	SPT	NO TRANSACTION
2014	SPT	NO TRANSACTION
2015	SPT	NO TRANSACTION
2016	NIL	NO TRANSACTION
2017	NIL	NO TRANSACTION
2018	NIL	NO TRANSACTION
2019	NIL	NO TRANSACTION
1920	SPT	NO TRANSACTION
2021	RECORD NOT READY	

MANUAL RECORDS AT MHADA-

<u>YEAR</u>	<u>DOC. ENTRIES</u>	<u>OTHER REMARK</u>
1992	TORN	NO TRANSACTION
1993	TORN	NO TRANSACTION
1994	TORN	
1995	TORN	
1996	TORN	NO TRANSACTION
1997	TORN	NO TRANSACTION
1998	TORN	NO TRANSACTION
1999	TORN	NO TRANSACTION
2000	SPT	NO TRANSACTION
2001	TORN	
2002	TORN	
2003	TORN	

2004	SPT	
2005	TORN	
2006	TORN	
2007	TORN	
2008	TORN	NO TRANSACTION
2009	TORN	NO TRANSACTION
2010	SPT	NO TRANSACTION
2011	SPT	NO TRANSACTION
2012	SPT	NO TRANSACTION
2013	SPT	NO TRANSACTION
2014	SPT	NO TRANSACTION
2015	SPT	NO TRANSACTION
2016	TORN	NO TRANSACTION
2017	TORN	NO TRANSACTION
2018	NIL	NO TRANSACTION
2019	NIL	NO TRANSACTION
1920	SPT	NO TRANSACTION
2021	RECORD NOT READY	

-----  
COMPUTERISED RECORDS AT KURLA-1,2,3,4,5

<u>YEAR</u>	<u>DOC. ENTRIES</u>	<u>OTHER REMARK</u>
2002	NIL	NO TRANSACTION
2003	NIL	NO TRANSACTION
2004	NIL	NO TRANSACTION
2005	NIL	NO TRANSACTION
2006	NIL	NO TRANSACTION
2007	NIL	NO TRANSACTION
2008	NIL	NO TRANSACTION
2009	NIL	NO TRANSACTION
2010	NIL	NO TRANSACTION
2011	NIL	NO TRANSACTION
2012	NIL	NO TRANSACTION
2013	NIL	NO TRANSACTION
2014	NIL	NO TRANSACTION
2015	NIL	NO TRANSACTION
2016	NIL	NO TRANSACTION
2017	NIL	NO TRANSACTION
2018	NIL	NO TRANSACTION
2019	NIL	NO TRANSACTION
2020	<b>ENTRY</b>	
2021	NIL	NO TRANSACTION

IN THE YEAR 2020:

1) NATURE OF DOCUMENT: **LEASE DEED**

A.V. 0/-

M.V. 0 /-

SCHEDULE: - CTS NO. 351 PARTS LAND AREA 643.44 SQ.,  
METER MUMBAI-400083 CTS NUMBER: 351 PART ;) BUILDING  
NO-26, TAGORNAGAR SHANTI SADAN CHS LTD,  
VILLAGE-HARIYALI,

TAGORNAGAR SHANTI SADAN CHS LIMITED  
CHAIRMAN-RAMESH S SHETY  
TAGORNAGAR SHANTI SADAN CHS LIMITED  
SECRETARY- HEMDATTA R. BIRMOLE  
TAGORNAGAR SHANTI SADAN CHS LIMITED  
MEMBER- SUDHIR S. WADEKAR,

TO

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD MUMBAI JOIN  
C/O.JEVAN GALANDE THROUGH D.Y C/O, MUMBAI HOUSING AND  
AREA DEVELOPMENT COMMUNITY DEVELOPMENT OFFICER VIRAJ  
SADVI

EXECUTION DATE : 17/02/2020  
INDEXED ON : 26/02/2020  
DOCUMENT SR.NO.BDR-3- 2573/2020  
KURLA-1

IN THE YEAR 2020:-

1) NATURE OF DOCUMENT: **SALE DEED**

A.V. 4000/-

M.V. 0 /-

SCHEDULE: - CTS NO. 351 PARTS LAND AREA 643.44 SQ.,  
METER MUMBAI - 400083 CTS NUMBER: 351 PART ;)  
BUILDING NO-26, TAGORNAGAR SHANTI SADAN CHS LTD,  
VILLAGE-HARIYALI,

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD MUMBAI JOIN  
C/O.JEVAN GALANDE THROUGH D.Y C/O, MUMBAI HOUSING AND  
AREA DEVELOPMENT COMMUNITY DEVELOPMENT OFFICER VIRAJ  
SADVI

TO

TAGORNAGAR SHANTI SADAN CHS LIMITED  
CHAIRMAN-RAMESH S SHETY  
TAGORNAGAR SHANTI SADAN CHS LIMITED  
SECRETARY- HEMDATTA R. BIRMOLE  
TAGORNAGAR SHANTI SADAN CHS LIMITED  
MEMBER- SUDHIR S. WADEKAR,



EXECUTION DATE : 17/02/2020  
 INDEXED ON : 26/02/2020  
 DOCUMENT SR.NO.BDR-3- 2574/2020  
 KURLA-1

IN THE YEAR 2020:-

1) NATURE OF DOCUMENT: DEVELOPMENT AGREEMENT

A.V. 115662000/-

M.V. 76676000 /-

SCHEDULE:- CTS NO. 351 PARTS LAND AREA 840 SQ., MUMBAI -  
 400083 CTS NUMBER: 351 PART ;) BUILDING NO-26,  
 TAGORNAGAR SHANTI SADAN CHS LTD, VILLAGE-HARIYALI,

TAGORNAGAR SHANTI SADAN CHS LIMITED  
 CHAIRMAN-RAMESH S SHETY  
 TAGORNAGAR SHANTI SADAN CHS LIMITED  
 SECRETARY- HEMDATTA R. BIRMOLE  
 TAGORNAGAR SHANTI SADAN CHS LIMITED  
 MEMBER- SUDHIR S. WADEKAR,  
 NIKUL RAMESH LAL PANCHAL,  
 SANGEETA NIKUL PANCHAL  
 DAKSHATA DEVRAM HADKAR,  
 YUGANAND SUNDAR SHETTY,  
 POOJA BHATTACHARJEE,  
 RAJAN S. NARAYAN,  
 RADHIKA S. AMBATI,  
 APOLINE MANUEL SEQUEVERA,  
 PRAKASH R. DHAMANASKAR,  
 KALYANI A. KUNDAR,  
 NARAYAN G. KUDAV,  
 VIJAY MANOHAR PATHRE,  
 HEMDATTA RAMAKRISHNA BIRMOLE,  
 RAMESH SUNDAR SHETTY,  
 ARUNA D. GHOGALE,  
 SULEKHA DILIP RANE,  
 ANAJI RAGHOJI PARAB,  
 RAJESH D. SHINDE,  
 KASHIRAM V. DALVI,  
 UMESH C. ZAD,  
 SADHIR S WADEKAR,  
 DINKAR DATTATRAYA MATKAR,  
 SHANTABAI DASHRATH DESAI,  
 NANDA SURENDRA POL,  
 SHALINI PRALHAD DABHOLE,  
 SACHIN DATTATRAYA PRABHU,  
 SHRIPAT SREEDHARAN, SRILA SREEDHARAN,  
 SWAPNIL SANTOSH PRABHU THROUGH POWER OF SANDHYA  
 SANTOSH PRABHU,  
 SANTOSH DATTATRAYA PRABHU,  
 GULABI S. SHETTY,  
 DINESH S. SHETTY,  
 RAJENDRA SURENDRA POL,  
 RAJESH BALKRISHNA KADAM,  
 UNNATI ASHMIT PANDHE (UNNATI BALKRISHNA KADAM),

SUPRASAD BALKRISHNA KADAM

TO

M/S. ADITYARAJ INFRA'S PARTNER MANOJ G. KHUSHLANI  
M/S. ADITYARAJ INFRA'S PARTNER ROHIT GUL VATIANI  
M/S. ADITYARAJ INFRA'S PARTNER NARESH GHANSHAMDAS JUMANI  
M/S. ADITYARAJ INFRA'S PARTNER KISHORE LEELARAM KHUSHLANI

EXECUTION DATE : 09/09/2020  
INDEXED ON : 22/09/2020  
DOCUMENT SR.NO.BDR-14- 6963/2020  
KURLA-4

-----  
NOTE:- \* \* \* THE COMPUTERIZED RECORDS OF SUB-REGISTRAR OF ASSURANCES NOT MAINTAINED PROPERLY ALSO SOME INDEX-II (MANUALLY AND COMPUTERIZED) ARE MISSING FROM THE RECORDS AND HENCE THIS SEARCH REPORT IS BASED UPON THE INDEX -II AVAILABLE IN THE SRO'S OFFICE SUBJECT TO TORN RECORDS/MISSING RECORDS. ONLINE SEARCH ...)

- (1) S P T-SOME PAGES TORN IN INDEX-2 BOOK.
- (2) TORN-BOOK NOT AVAILABLE
- (3) NIL- TRANSACTION NOT FOUND THIS YEAS.

THANKING YOU,

YOURS TRULY,

**SWAPNIL H. MORE**

*Swapnil H. More*  
**Searcher Mumbai**  
**SWAPNIL MORE**

SEARCH  
CLERK