



M. R. Khanvilkar

(M.A.L.L.B.)

Advocate High Court

13, Dhale Sadan, Sarvoday Nagar, J. M. Road,
Bhandup (West), Mumbai – 400 078

Date : 25/11/2019

TITLE CLEARANCE CERTIFICATE

1. This is to certify that I have taken searches in the Sub- Registrar – Kurla No. 3, Mumbai in respect of Leasehold Residential Plot situated at Bldg. No. 82, bearing Survey No. 113 (Part), City Survey No. 356 (Part)) admeasuring area about **1111.88 square meters (Lease area 693.63 square meters plus tit bit land area 418.25 Square Meters)**., being part / layout allotted by MHADA at Kannamwar Nagar, Vikhroli (East) together with the building structure standing thereon comprising the Ground + 3 floors in Bldg. No. 82, situated at Kannamwar Nagar, Vikhroli (East), Taluka Kurla, Mumbai – 400 083 registration Dist. And Sub- District of Mumbai Suburban (hereinafter called as “The said Land Plot”) for last more than 40 year and had found that the title of the plot leased by M.H.A.D.A., a statutory corporation constituted under the Maharashtra Housing and Area Development Act. 1976 (Maharashtra XXVIII of 1977), are clear and marketable and are free from all encumbrances of whatsoever nature. The schedule plot is bounded as under :-

ON OR TOWARDS THE NORTH	:	Existing Wide Road
ON OR TOWARDS THE SOUTH	:	Building No. 83
ON OR TOWARDS THE EAST	:	12.20 Mt. Wide Road
ON OR TOWARDS THE WEST	:	Asmita Mahila College.

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2. MHADA in pursuance of Scheme introduced by Government constructed building No. 82 consisting of 32 residential tenements each having a carpet area 217.65 sq. ft. i.e. 20.22 sq. meters or thereabouts on the said property for housing purposes as provided in the said scheme.
3. All the individual tenants of said tenements formed themselves in a co-operative society viz. "Kannamwar Nagar Shree Krishna C.H.S. Ltd.," Consisting of said 32 members under Registration Number No. M.U.M./M.H.A.D.B./ H.S. G./ (T.C.) 12208 dated 13/02/2004.
4. By the Deed of Sale registered between MHADA and society dated 28th October, 2013 Registered at Bombay (Bandra), dated 28th October, 2013 the Collector of General Stamp Office, Mumbai under 32 (1) of Bombay Stamp Act, 1976 (MAH. XXVII) transferred, conveyed, sold assigned unto the society consisting of Bldg. No. 82, standing on the above referred property situated at Kannamwarr Nagar, Vikhroli (East), Taluka Kurla, Mumbai – 400 083, known as "Kannamwar Nagar Shree Krishna C.H.S. Ltd.," for 32 members "Kannamwar Nagar Shree Krishna C.H.S. Ltd.," became owner of the said Residential Buidling.
5. AND WHEREASA, "Kannamwar Nagar Shree Krishna C.H.S. Ltd.," Leasehold owner of the said lad and owner of the said building consisting of 32 residential tenements having admeasuring plot area about 1111.88 square meters (Lease area 693.63 square meters plus tit bit land area 418.25 Square Meters). In the premises, the society is leasehold owners of the said land. The owner of the said structure



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consisting of 32 residential flat having plot area including tit bit land area 1111.88 square meters, to avail benefits of balance F.S.I. available with MHADA, on society plot and also the society members were desirous of having additions to their existing tenements by using the benefits of MHADA F.S.I. and hence Resolution was passed in Special General Body Meeting held on 10/07/2011 decided to do extensions to their existing tenement and appointed M/s. "ADITYARAJ BUILDERS & PROMOTERS", for reconstruction and redevelopment of the said the society building through its partners.

6. AND WHEREAS Resolution passed in Special General Body Meeting held on 10/07/2011 regarding the Demolition and Reconstruction work of society existing building known as "Kannamwar Nagar Shree Krishna C.H.S. Ltd.," by availing the benefits of current policy of MHADA for Reconstruction through M/s. "ADITYARAJ BUILDERS & PROMOTERS", and also society authorised Chairman, Secretary and Treasurer to sign the Development Agreement and General Power of Attorney with the Developer M/s. "ADITYARAJ BUILDERS & PROMOTERS", as per Resolution passed in Special General Body Meeting.

7. As the said tenements were in quite dilapidated condition and unfit for human habitation, after following due legal procedure, the said society granted unto the developer M/s. "ADITYARAJ BUILDERS & PROMOTERS", a Partnership firm having their registered office at

Purnima Pride, Building No. 3, Flat No. 101, 102, Tagore Nagar, Vikhroli (East), Mumbai – 400 083, all the redevelopment and reconstruction rights of the said building vide Development Agreement was registered with the concerned sub-register of Assurance Under No. KRL3/8737/2018 dated 24/07/2018 on the terms and condition as therein contained. And thereby transferred all Developing rights, title, interest of the said plot to M/s. “ADITYARAJ BUILDERS & PROMOTERS”, and handed over the vacant possession peacefully of the said plot to M/s. “ADITYARAJ BUILDERS & PROMOTERS”.

Confirm and Verify Documents as

- Society Registration Certificate No. M.U.M./ M.H.A.D.B./ H.S. G./ (T.C.) 12208 dated 13/02/2004.
- Property Card/ Extract of Land bearing Survey No. 113 (Part), City Survey No. 356 (Part)) of Kannamwar Nagar, Vikhroli (East), Taluka Kurla, Mumbai – 400 083 on which showing land property on the name of Maharashtra Housing and Area Development Board.
- Copy of minutes and resolution passed by “Kannamwar Nagar Shree Krishna C.H.S. Ltd.,” in favour of M/s. “ADITYARAJ BUILDERS & PROMOTERS”, for Development of Building No. 82 of Kannamwarr Nagar, Vikhroli (East), Taluka Kurla, Mumbai – 400 083.

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8. In view of the above said records and searched the title “Kannamwar Nagar Shree Krishna C.H.S. Ltd.,” in respect of the above said MHADA allotted residential plot of land are clear and marketable and are free from all encumbrance of whatsoever nature.

9. We have pursued all relevant documents and are of the opinion that the title is clear of “Kannamwar Nagar Shree Krishna C.H.S. Ltd.,” in respect of the residential plot situated at Bldg. No. 82, bearing Survey No. 113 (Part), City Survey No. 356 (Part)) admeasuring area about 1111.88 square meters (Lease area 693.63 square meters plus tit bit land area 418.25 square meters), being part / layout allotted by MHADA at Kannamwar Nagar, Vikhroli (East) together with the building structure standing thereon comprising the Ground + 3 floors in Bldg. No. 82, situated at Kannamwar Nagar, Vikhroli (East), Taluka Kurla, Mumbai – 400 083. And whereas Maharashtra Housing and Area Development Authority (MHADA) has Surveyed the plot.

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