



ADVOCATE

M. R. Khanvilkar

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

Advocate High Court

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

Mob. No. 9867828338

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. 88, bearing Survey No. 113 (Part), City Survey No. 356 (Part)) admeasuring area about 1255.38 square meters (Lease area 750.05 square meters plus tit bit land area 505.33 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. 88, 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 : Building No. 87
ON OR TOWARDS THE SOUTH : Building No. 89
ON OR TOWARDS THE EAST : 17.10 Mt. Wide Road
ON OR TOWARDS THE WEST : Building No. 136 & 137

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2. MHADA in pursuance of Scheme introduced by Government constructed building No. 88 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 Indradhanusha 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.) 12144/2003-2004 dated 10/11/2003.
4. By the Lease Deed registered between MHADA and Society dated 22nd April, 2013 registered with the Sub- Registrar, Kurla - 1, under No. KRL- 1 - 3849- 2013, Sr. No. 113 (pt) dated 22/04/2013 (hereinafter referred to as "the said Lease"), granted lease in respect of the said land bearing Survey No. 113 (Part), City Survey No. 356 (Part) admeasuring 1255.38 square meters, (Lease area 750.05 square meters plus tit bit lands area 505.33 sq. mtrs)., as per demarcation of MHADA at Kannamwar Nagar, Vikhroli (East), Mumbai, in favour of the said Society, for a term of 99 years, commencing from the 01/04/1980 for the lease rent of Rs. 480/- (Rupees Four Hundred Eighty Only) per annum on the terms and conditions, more particularly set out in the said Lease.
5. By the Deed of Sale Deed registered between MHADA and society dated 22nd April 2013 Registered at Bombay (Bandra), dated 22/04/2013 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. 88, standing on the above referred property situated at Kannamwar Nagar, Vikhroli (East), Taluka Kurla, Mumbai - 400083, known as "Kannamwar Nagar Indradhanusha C.H.S. Ltd.," for 32


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State High Court
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Bhan... Mumbai, 400 075

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members of "Kannamwar Nagar Indradhanusha C.H.S. Ltd.," became owner of the said Residential Building.

6. AND WHEREAS, "Kannamwar Nagar Indradhanusha C.H.S. Ltd.," Leasehold owner of the said land and owner of the said building consisting of 32 residential tenements having admeasuring plot area about 1255.38 square meters (Lease area 750.05 square meters plus tit bit land area 505.33 Square Meters). In the premises, the society is leasehold owners of the said land. The owner of the said structure consisting of 32 residential flat having plot area including tit bit land area 505.33 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 26/02/2012 decided to do extensions to their existing tenement and appointed M/s. "ADITYARAJ BUILDERS", for reconstruction and redevelopment of the said the society building through its partners.

7. AND WHEREAS Resolution passed in Special General Body Meeting held on 26/02/2012 regarding the Demolition and Reconstruction work of society existing building known as "Kannamwar Nagar Indradhanusha C.H.S. Ltd.," by availing the benefits of current policy of MHADA for Reconstruction through M/s. "ADITYARAJ BUILDERS", and also society authorised

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Chairman, Secretary and Treasurer to sign the Development Agreement and General Power of Attorney with the Developer M/s. "ADITYARAJ BUILDERS", as per Resolution passed in Special General Body Meeting.

8. 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", 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 registered with the concerned sub-register of Assurance Under No. KRL2/11092/2018 dated 07/09/2018 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", and handed over the vacant possession peacefully of the said plot to M/s. "ADITYARAJ BUILDERS".

Confirm and Verify Documents as

- Society Registration Certificate No. M.U.M./ M.H.A.D.B./ H.S. G./ (T.C.) 12144/2003-2004 dated 10/11/2003.
- 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.


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- Copy of minutes and resolution passed by "Kannamwar Nagar Indradhanusha C.H.S. Ltd.," in favour of M/s. "ADITYA RAJ BUILDERS", for Development of Building No. 88 of Kannamwarr Nagar, Vikhroli (East), Taluka Kurla, Mumbai - 400 083.
9. In view of the above said records and searched the title "Kannamwar Nagar Indradhanusha 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.
10. We have pursued all relevant documents and are of the opinion that the title is clear of "Kannamwar Nagar Indradhanusha C.H.S. Ltd.," in respect of the residential plot situated at Bldg. No. 88, bearing Survey No. 113 (Part), City Survey No. 356 (Part)) admeasuring area about 1255.38 square meters (Lease area 750.05 square meters plus tit bit land area 505.33 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. 88, 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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