



Date : 30/03/2019

## TITLE CLEARANCE CERTIFICATE

1. This is to certify that I have taken search in the Sub-Registrar- Kurla No. I, Mumbai in respect of Leasehold land of Residential Plot situated at Building No. 36, Pant Nagar Saphalya CHS Ltd., Pant Nagar, Ghatkopar (East), Mumbai – 400 075, admeasuring 900 sq. mtrs. (784.05 lease +115.95 tit-bit) square meters, situated at Survey No. 236, City Survey No. 5662 being part of the aid Board's land at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 layout allotted by MHADA at Pant Nagar together with the building structure standing thereon comprising the Ground plus Two upper floors in Bldg. No. 36, situated at Pant Nagar, Taluka Kurla, Ghatkopar (East), Mumbai – 400 075, Registration Dist. & Sub- District of Mumbai City and Mumbai Suburban ( hereinafter called at "The said Land Plot") for last more than 56 years and have found that the title of the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (M.H.A.D.A.), a statutory corporation constituted under the Maharashtra Housing and Area Development Act. 1976 (Maharashtra XXVIII of 1977) ( hereinafter referred to as "the said MHADA") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai – 400 051, are clear and marketable and are free from all encumbrances of whatsoever nature. The scheduled plot is bounded as under :-

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On or towards North : 40'-0" Road  
On or towards South : Bldg. No. 37  
On or towards East : Bldg. No. 106  
On or towards West : Bldg. No. 34

2. MHADA in pursuance of Scheme introduced by Government constructed Bldg. No. 36 consisting of Room No. 1051 to 1080 having 30 tenements, each having carpet area of 19.28 sq. meters. Or thereabouts on the said property for housing purposes as provided in the aid Scheme.
3. All the individual allottees of said tenements formed themselves in a co-operative society viz. PANT NAGAR SAPHALYA CHS LTD., consisting of said 30 members under registration number BOM/ (W-N)/ HSG (OH)/ 1312/ 83-84.
4. By the Deed of Sale dated 25<sup>th</sup> November, 1986 registered at Bombay (Bandra) on Registered under No. P/633/87 dated 09/03/1987 and under the Provision of Sec. 53A of the Bombay Stamp (Amendment) Act, 1985 vide documents Reg. No. P/633/87 dated 09/03/1987 Before the Collector Stamps of Mumbai under 32 (1) of Bombay Stamp Act, 1976 (MAH. XXVII) transferred, conveyed, sold assigned unto the society herein all the property consisting of Building No. 36, standing on the above referred property situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 and then PANT NAGAR SAPHALYA CHS LTD., for 30 members for Rs. 1,56,574/- exclusive Price and then PANT NAGAR SAPHALYA CHS LTD., has become owner of the said Residential Building.

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Advocate High Court  
**Mukund Rajaram Khanvilkar**

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5. The said Authority by an Indenture of Lease dated 25.11.1986 registered with the Sub-Registrar, Kurla under serial No. P635/87 dt. 09/03/1987 (hereinafter referred to as "the said Lease"), granted lease in respect of the said land bearing Survey No. 236A City Survey No. 5662 (Part) village Ghatkopar and Land admeasuring about 900 sq. mtrs. (784.05 lease +115.95 tit-bit) square meters, at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 in favour of the said Society, for a term of 99 years, commencing from the 1.04.1980 for the lease rent of Rs. 450/- (Rupees Four Hundred Fifty Only) per annum on the terms and conditions, more particularly set out in the said Lease.
6. AND WHEREAS, PANT NAGAR SAPHALYA CHS LTD., leasehold owner of the said land and owner of the said building consisting of 30 residential tenements / units having admeasuring plot area 900 sq. mtrs. (784.05 lease +115.95 tit-bit) square meters. In the premises the society became leasehold owner of the said land the owner of the said structure consisting of 30 residential flat and said land excluding tit bit area admeasure 754.36 sq. meters. Without tit bit area and existed balance F.S.I. available with MHADA, that is why society members were desirous of having additions to their existing tenements and hence Resolution passed in Special General Body Meeting held in 08/04/2017 decided Re-development through M/S. ADITYARAJ REALITY, A Partnership firm having Registered office at 101 & 102, First Floor, Building No. 3,

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Purnima Pride, Tagore Nagar, Vikhroli (East), Mumbai – 400083, vide Registered No. KRL 1/2860/11/239/2018 and other through its Partners.

7. AND WHEREAS Resolution passed in Special General Body Meeting held on 08/04/2017 regarding the work Demolition and Reconstruction of society existing Building of PANT NAGAR SAPHALYA CHS LTD., as per the policy of MHADA/MCGM will be undertaken for Reconstruction to M/S. ADITYARAJ REALITY, and Authorised Chairman, Secretary and Treasurer to signed the Development Agreement and General Power of attorney with the Developer M/S. ADITYARAJ REALITY, as per Resolution passed in Special General Body Meeting.
8. As the said tenements were in quite dilapidated condition unfit for human habitation, after following due legal procedure, the said society granted unto the Redevelopment Right to M/S. ADITYARAJ REALITY, A Partnership firm having Registered office at 101 & 102, First Floor, Building No. 3, Purnima Pride, Tagore Nagar, Vikhroli (East), Mumbai – 400083, vide development agreement dated 15/03/2018, and registered with the concerned sub-register of Assurance Under No. KRL 1/2860/11/239/2018 agreement dtd. 15/03/2018, on the terms and conditions as therein contained. And thereby transferred all Developing rights, title, interest in the aid plot to M/S. ADITYARAJ REALITY.

**Confirm and Verify document as**

- Society Registration Certificate No. BOM/ (W-N)/ HSG (OH)/ 1312/ 83-84.

...5/-



**Advocate High Court**  
**Mukund Rajaram Khanvilkar**

M.A.L.L.B. G.D.C.&A,B. LIB

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- Property Card/ Extract of Land C.T.S. 236, S. No. 5662 (Part) of Village Pant Nagar, Ghatkopar (East) on which showing land property on the name of Maharashtra housing & Area Development Board.
  - Copy of minutes and resolution passed by PANT NAGAR SAPHALYA CHS LTD., in favour of M/S. ADITYARAJ REALITY, A Partnership firm having Registered office at 101 & 102, First Floor, Building No. 3, Purnima Pride, Tagore Nagar, Vikhroli (East), Mumbai – 400083.
9. In view of the above said records and searched the title PANT NAGAR SAPHALYA CHS LTD. in respect of the abovesaid MHADA allotted residential plot of land are clear and marketable and free from all encumbrances of whatsoever nature.
10. We have perused all relevant documents and area of the opinion that the title of PANT NAGAR SAPHALYA CHS LTD., in respect of the Residential plot situated at Building No. 36, C.T.S. 236, S. No. 5662 (Part) admeasuring plot area 900 sq. mtrs. (784.05 lease +115.95 tit-bit) square meters, layout allotted by MHADA at Village Pant Nagar, Ghatkopar (East) together with the building structure standing thereon comprising the Ground Plus two upper floors in Bldg. No. 36 situated at Pant Nagar, Ghatkopar (East) Mumbai – 400 075. And whereas Maharashtra Housing & Development Area Board (Mhada) has surveyed the plot.

**Adv. Mukund R. Khanvilkar**

M.A., LL.B

Advocate High Court  
Reg. No. MAH/3592/2003

Chaitanya Sadan Sarvodaya Nagar  
Bhandup (W), Mumbai - 400 075.

**(M.R. Khanvilkar)**  
**Advocate**