



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. 17, bearing Survey No. (Survey No. 236 A(Part), City Survey No. 5681 (Part)) admeasuring area about 910.24 square meters (Lease area 812.15 square meters plus tit bit land area 98.09 Square Meters), being part / layout allotted by MHADA at Pant Nagar, Ghatkopar (East) together with the building structure standing thereon comprising the Ground +2 floors in Bldg. No. 17, situated at Pant Nagar, Ghatkopar (East), Taluka Kurla, Mumbai - 400 015. 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	:	40'.0 Road
ON OR TOWARDS THE SOUTH	:	Building No. 15
ON OR TOWARDS THE EAST	:	40'.0 Road
ON OR TOWARDS THE WEST	:	Building No. 16

...2/-

2. MHADA in pursuance of Scheme introduced by Government constructed building No. 17 consisting of 30 residential tenements each having a carpet area 206.99 sq. ft. i.e. 19.23 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. "Ghatkopar Shakuntala Co.-operative Housing Society Ltd.," Consisting of said 30 members under Registration Number No. BOM / H.S.G./7528/1981 dated 09/03/1981.
4. By the Lease Deed registered between MHADA and Society dated 1st October, 1986 registered with the Chief Officer, Bombay Housing and Area Dev. Board, Mumbai (hereinafter referred to as "the said Lease"), granted lease in respect of the said land bearing Survey No. (Survey No. 236 A(Part), City Survey No. 5681 (Part)) admeasuring area about 910.24 square meters (Lease area 812.15 square meters plus tit bit land area 98.09 Square Meters), as per demarcation of MHADA at Pant Nagar, Ghatkopar (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. 450/- (Rupees Four Hundred Fifty 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 1st October 1986 Registered at the Chief Officer, Bombay Housing and Area Dev. Board, Mumbai, dated 01/10/1986 the Collector of General Stamp Office, Mumbai under 32 (1) of Bombay

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Stamp Act, 1976 (MAH. XXVII) transferred, conveyed, sold assigned unto the society consisting of Bldg. No. 17, standing on the above referred property situated at Pant Nagar, Ghatkopar (East), Taluka Kurla, Mumbai - 400 075, known as "Ghatkopar Shakuntala Co.-operative Housing Society Ltd.," for 30 members for "Ghatkopar Shakuntala Co.-operative Housing Society Ltd.," became owner of the said Residential Building.

6. AND WHEREAS, "Ghatkopar Shakuntala Co.-operative Housing Society Ltd.," Leasehold owner of the said land and owner of the said building consisting of 30 residential tenements having admeasuring plot area about 910.24 square meters (Lease area 812.15 square meters plus tit bit land area 98.09 Square Meters)., In the premises, the society is leasehold owners of the said land. The owner of the said structure consisting of 30 residential flat having plot area including tit bit land area 98.09 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 23/11/2018 decided to do extensions to their existing tenement and appointed "M/S. UCC INFRASTRUCTURE PVT. LTD.", for reconstruction and redevelopment of the said the society building through its partners.

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7. AND WHEREAS Resolution passed in Special General Body Meeting held on 23/11/2018 regarding the Demolition and Reconstruction work of society existing building known as "Ghatkopar Shakuntala Co.-operative Housing Society Ltd.," by availing the benefits of current policy of MHADA for Reconstruction through "M/S. UCC INFRASTRUCTURE PVT. LTD.", and also society authorised Chairman, Secretary and Treasurer to sign the Development Agreement and General Power of Attorney with the Developer "M/S. UCC INFRASTRUCTURE PVT. LTD.", 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. UCC INFRASTRUCTURE PVT. LTD.", a Partnership firm having their registered office at 45A, Ground Floor, 17, Plaza, Plot No. 19, Sector No. 19D, Palm Beach Road, Vashi, Navi Mumbai - 400705, all the redevelopment and reconstruction rights of the said building vide Development Agreement was registered with the concerned sub-register of Assurance Under No. KRL4/7077/2019 dated 07/06/2018 on the terms and condition as therein contained. And thereby transferred all Developing rights, title, interest of the said plot to M/s. "M/S. UCC INFRASTRUCTURE PVT. LTD.", and handed over the vacant possession peacefully of the said plot to "M/S. UCC INFRASTRUCTURE PVT. LTD.",

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ADVOCATE

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Confirm and Verify Documents as

- Society Registration Certificate No. BOM/H.S.G./ 7528/1981 dated 09/03/1981.
 - Property Card/ Extract of Land bearing (Survey No. 236 A(Part), City Survey No. 5681 (Part)) of Pant Nagar, Ghatkopar (East), Taluka Kurla, Mumbai - 400 075 on which showing land property on the name of Maharashtra Housing and Area Development Board.
 - Copy of minutes and resolution passed by "Ghatkopar Shakuntala Co-operative Housing Society Ltd.," in favour of "M/S. UCC INFRASTRUCTURE PVT. LTD.," 45A, Ground Floor, 17, Plaza, Plot No. 19, Sector No. 19D, Palm Beach Road, Vashi, Navi Mumbai - 400705 for Development of Building No. 17 of Pant Nagar, Ghatkopar (East), Taluka Kurla, Mumbai - 400 075.
9. In view of the above said records and searched the title "Ghatkopar Shakuntala Co-operative Housing Society 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 "Ghatkopar Shakuntala Co-operative Housing Society Ltd.," in

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...6/-

respect of the residential plot situated at Bldg. No. 17, bearing Survey No. (Survey No. 236 A(Part), City Survey No. 5681 (Part)) admeasuring area about 910.24 square meters (Lease area 812.15 square meters plus tit bit land area 98.09 Square Meters), being part / layout allotted by MHADA at Pant Nagar, Ghatkopar (East) together with the building structure standing thereon comprising the Ground + 2 floors in Bldg. No. 17, situated at Pant Nagar, Ghatkopar (East), Taluka Kurla, Mumbai - 400 075. And whereas Maharashtra Housing and Area Development Authority (MHADA) has Surveyed the plot.



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