



Date : 19/04/2019

TITLE CLEARANCE CERTIFICATE

1. This is to certify that I have taken search in the Sub-Registrar- Kurla No. II, Mumbai in respect of Leasehold land of Residential Plot situated at Building No. 34, Tagore Nagar, Gurukrupa CHS Ltd., Tagore Nagar, Vikhroli (East), Mumbai – 400 083, admeasuring 814.59 sq. mtrs. (as per conveyance deed with Mhada), situated at Survey No. 130 (Part), City Survey No. 348 (Part) 41 to 48, being part of the aid Board's land at Tagore Nagar, Vikhroli (East), Mumbai- 400 083 layout allotted by MHADA at Tagore Nagar together with the building structure standing thereon comprising the Ground plus Three Bldg. No. 34, situated at Tagore Nagar, Vikhroli (East), Mumbai- 400 083, 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 :-

...2/-

... 2 ...

On or towards North	:	Bldg. No. 35
On or towards South	:	40'-00' Wide Road
On or towards East	:	56'-00' Wide Road
On or towards West	:	Bldg. No. 32

2. MHADA in pursuance of Scheme introduced by Government constructed Bldg. No. 34 consisting of Room No. 1081 to 1112 having 32 tenements, each having carpet area of 217 sq. meters. i.e. 20.22 sq. mtrs. 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. GURUKRUPA CHS LTD., consisting of said 32 members under registration number BOM/ (W-N)/ HSG (OH)/ 2688/ 87-88.
4. By the Lease Deed dated 6th November, 1993 registered at Bombay (Bandra) on Registered under No. 2677/93/8360/S dated 06/11/1993 and under the Provision of Sec. 53A of the Bombay Stamp (Amendment) Act, 1985 vide documents Reg. No. 2677/93/8360/S dated 06/11/1993 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. 32, standing on the above referred property situated at Tagore Nagar, Vikhroli (East), Mumbai- 400083 for a term of 99 years,

...3/-



Advocate High Court
Mukund Rajaram Khanvilkar

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

9867828338 / 9594964551

Practitioner co.opp. hsg. society & society Management

... 3 ...

- 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.
5. The said Authority by an Indenture of Sale Deed dated 06/11/1993 registered with the Sub-Registrar, Kurla under serial No. 2677/93/8360 dt. 06/11/1993 (hereinafter referred to as "the said Sale"), granted Sale in respect of the said land bearing Survey No. 130 (Part), City Survey No. 348 (Part) 41 to 48, village Vikhroli and Land admeasuring about 814.59 sq. mtrs. (as per conveyance deed with Mhada) at Tagore Nagar, Vikhroli (East), Mumbai – 400 083 in favour of the said Society, and then GURUKRUPA CHS LTD., for 32 members for Rs. 1,53,621/- exclusive Price and then GURUKRUPA CHS LTD., has become owner of the said Residential Building.
6. AND WHEREAS, GURUKRUPA CHS LTD., leasehold owner of the said land and owner of the said building consisting of 32 residential tenements / units having admeasuring plot area 814.59 sq. mtrs. (as per conveyance deed with Mhada) In the premises the society became leasehold owner of the said land the owner of the said structure consisting of 32 residential flat and said land admeasure 814.59 sq. mtrs. (as per conveyance deed with Mhada) Without tit bit area and existed balance F.S.I. available with MHADA, that is why society

...4/-

... 4 ...

members were desirous of having additions to their existing tenements and hence Resolution passed in Special General Body Meeting held in 06/04/2018 decided Re-development through M/S. ADITYARAJ ENTERPRISES, A Partnership firm having Registered office at K. G. Jewellers, Shop No. 801, 802, Zaveri Bazar, Siru Chowk, Ulhasnagar – 421 002, District- Thane and Branch Office at 101 & 102, First Floor, Building No. 3, Purnima Pride, Tagore Nagar, Vikhroli (East), Mumbai – 400083, vide Registered No. KRL2/9157/8/179/2018 and other through its Partners.

7. AND WHEREAS Resolution passed in Special General Body Meeting held on 06/04/2018 regarding the work Demolition and Reconstruction of society existing Building of GURUKRUPA CHS LTD., as per the policy of MHADA/MCGM will be undertaken for Reconstruction to M/S. ADITYARAJ ENTERPRISES, and Authorised Chairman, Secretary and Treasurer to signed the Development Agreement and General Power of attorney with the Developer M/S. ADITYARAJ ENTERPRISES, as per Resolution passed in Special General Body Meeting.
8. As the said building was in quite dilapidated condition and unfit for human habitation, after following due legal procedure, the said society granted unto the Redevelopment Right to M/S. ADITYARAJ ENTERPRISES, A Partnership firm having Registered office at K. G. Jewellers, Shop No. 801, 802, Zaveri Bazar, Siru Chowk, Ulhasnagar – 421 002, District- Thane and Branch Office at 101 & 102, First Floor,

...5/-



Advocate High Court
Mukund Rajaram Khanvilkar

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

9867828338 / 9594964551

Practitioner co.op. hsg. society & society Management

... 5 ...

Building No. 3, Purnima Pride, Tagore Nagar, Vikhroli (East), Mumbai – 400083, vide development agreement dated 24/06/2018, and registered with the concerned sub-register of Assurance Under No. KRL2/9157/8/179/2018 agreement dtd. 24/06/2018, on the terms and conditions as therein contained. And thereby transferred all Developing rights, title, interest of the said plot to M/S. ADITYARAJ ENTERPRISES for the development.

Confirm and Verify document as

- Society Registration Certificate No. BOM/ (W-N)/ HSG (OH)/ 2688/ 87-88.
- Property Card/ Extract of Land Survey No. 130 (Part), City Survey No. 348 (Part) 41 to 48, of Village Hariyali, Vikhroli, Vikhroli (East) on which showing land property on the name of Maharashtra housing & Area Development Board.
- Copy of minutes and resolution passed by GURUKRUPA CHS LTD., in favour of M/S. ADITYARAJ ENTERPRISES, A Partnership firm having Registered office at K. G. Jewellers, Shop No. 801, 802, Zaveri Bazar, Siru Chowk, Ulhasnagar – 421 002, District- Thane and Branch Office at 101 & 102, First Floor, Building No. 3, Purnima Pride, Tagore Nagar, Vikhroli (East), Mumbai – 400083.

...6/-

9. In view of the above said records and searched the title GURUKRUPA 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 GURUKRUPA CHS LTD., in respect of the Residential plot situated at Building No. 34, Survey No. 130 (Part), City Survey No. 348 (Part) 41 to 48 admeasuring plot area 814.59 sq. mtrs. (as per conveyance deed with Mhada), layout allotted by MHADA at Village Hariyali Vikhroli, Tagore Nagar, Vikhroli (East), Mumbai - 400 083 together with the building structure standing thereon comprising the Ground Plus two upper floors in Bldg. No. 34 situated at Tagore Nagar, Vikhroli (East) Mumbai - 400 083. And whereas Maharashtra Housing & Development Area Board (Mhada) has surveyed the plot.



13-4-2019

(M.R. Khanvilkar)
Advocate

ADV. MUKUND R. KHANVILKAR
M.A., LL.B.
Advocate High Court
Reg. No. MAH/3592/2003
13 - Dhale Sahan, Sarvodaya Nagar,
Bhandup (W), Mumbai - 400 078.