

KRINJAL S. AHUJA

B.A., LLM

ADVOCATE HIGH COURT

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Date: 26th October, 2021

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to the plot bearing Survey No. 113(PART), City Survey No. 351(PART) 43 to 52 admeasuring area about **965.32Sq.Mtrs** situate at Tagore Nagar, Village Hariyali, Vikhroli (East), Mumbai – 400083 together along with Building No. 29 (hereinafter referred as **“the Said Plot”**).

Ref: Search Report from 1992 to 2021 dated 15th October, 2021 (30 years) by Search Clerk, Mr. Swapnil More.

Sir,

I have investigated the title of the said plot on the request of Developer, M/s. **ADITYARAJ ROYALE** and also perused the documents provided to me, related to the said plot and I hereby provide my report as under:-

1. The tenements residing on the said plot has formed a society known as **“TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD;”** under Registration No.**BOM/(W.S.)/HSG/(O H)/2480/86 – 87** year **1987** dated **27th March, 1987**.

2. By the **Deed of Sale** executed between **MHADA** and **TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD**; dated **19th May, 1993** bearing Registration No. **P/1749/1993** the building was transferred, conveyed, sold and assigned unto the society consisting of Building Structure of Bldg. No. 29, standing on the above referred Plot situated at Tagore Nagar, Village Hariyali, Vikhroli (East) Mumbai – 400083.
3. By the **Indenture of Lease** dated **19th May, 1993** bearing Registration No. **P/1745/1993** the plot was leased by **MHADA** to **TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD**.
4. WHEREAS, there is a **Development Agreement (DA)** dated **27th May, 2021** between [1] “**TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**”, [2] **M/S. ADITYARAJ ROYALE**, through its partners and [3] **MEMBERS** of the **TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD**; registered with the concerned sub- registrar of Assurance at Kurla under Document Registration No. **KRL-1/8227/2021**.
5. By the Resolution in Extra Ordinary Special General Body Meeting held on **29th November, 2020**, **TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD**; appointed **M/S. ADITYARAJ ROYALE**, for reconstruction and redevelopment of the said plot through the Developers herein.
6. 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 ROYALE**, having address at 101, Purnima Pride, Building No.03, Tagore Nagar, Vikhroli– (East), Mumbai – 400083, all the redevelopment and reconstruction rights of the said Plot vide **Development Agreement (DA)** dated **27th May, 2021** and registered with the concerned Sub-Registrar of Assurance at Kurla under Document Registration No. **KRL-1/8227/2021** on the terms and condition as therein contained and **Power of Attorney (POA)** dated **27th May, 2021** bearing Document Registration Serial No. **KRL-1/8229/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/S. ADITYARAJ ROYALE**.

- f. Registered Power of Attorney dated – 27th May, 2021 bearing Document Registration serial No. **KRL-1/8229/2021**.
- g. Copy of Extra Ordinary Special General Body Meeting held on 29th November, 2020, TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD; appointed M/S. ADITYARAJ ROYALE, for reconstruction and redevelopment of the said plot.
- h. 7/12 extract or Property Card issued by City Survey officer reflects the name of Bombay Housing and Area Development Board.

In view of the above documents inspected and title search conducted, the title of “TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD;” in respect of the above said plot is clear and marketable and is free from all encumbrances of whatsoever nature.

I have pursued the above documents that have been provided to me and I am of the opinion that the title is clear of “TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD;” in respect of the residential plot situated at Survey No. 113(PART), City Survey No. 351(PART) 43 to 52 the plot is admeasuring 965.32 Sq.Mtrs at Tagore Nagar, Village Hariyali, Vikhroli- (East), Mumbai- 400083 together with Building No. 29, Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, **M/S. ADITYARAJ ROYALE**, is clear, marketable and without any encumbrances vide Development Agreement (DA) registered between [1] TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD; [2] M/S. ADITYARAJ ROYALE (Developer) and [3] MEMBERS of the Society, Registered at Kurla - 1 vide Document Registration No. **KRL-1/8227/2021** dated – 27th May, 2021 on the terms and condition as therein contained and Power of Attorney (POA) bearing Document Registration serial No. **KRL-1/8229/2021** dated - 27th May, 2021.

7. **Description of the Property:** Plot bearing Survey No. 113(PART), City Survey No. 351(PART) 43 to 52, the Plot is admeasuring 965.32 Sq.Mtrs situate at Tagore Nagar, Village Hariyali, Vikhroli - (East), Mumbai – 400083 together with Building No. 29, Registration District and Sub – District of Mumbai Suburban, **“the Said Plot”** is clear and marketable and free from all encumbrances of whatsoever nature. The schedule plot is bounded as under:-

ON OR TOWARDS THE NORTH : 40.00 Road

ON OR TOWARDS THE SOUTH : Bldg. No. 27

ON OR TOWARDS THE EAST : 40.00 Road

ON OR TOWARDS THE WEST : Bldg. No. 28

8. **The List of documents inspected:**

- a. Search Report from 1992 to 2021 dated 15/10/2021 (30 years) by Search Clerk Mr. Swapnil More.
- b. Society Registration Certificate bearing No. **BOM/(W.S.)/HSG/(O H)/2480/86 – 87** year **1987** dated **27th March, 1987**.
- c. Deed of Sale dated **19th May, 1993** bearing Registration No. **P/1749/1993** wherein the Building structure bearing No. 29 was sold to the Society.
- d. Indenture of Lease dated – **19th May, 1993** bearing Registration No. **P/1745/1993** wherein the plot was leased by MHADA to TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD;
- e. Development Agreement dated **27th May, 2021** and registered with the concerned Sub- Registrar of Assurance at Kurla under Document Registration No. **KRL-1/8227/2021** and thereby transferred all Development rights, title, interest of the said plot to M/S. ADITYARAJ ROYALE.

Owner of the land –

Maharashtra Griha Nirman Bhavan, Mumbai Survey No. 113(PART), City Survey No. 351(PART) 43 to 52 (As per 7/12 – Property card).

Owner of the Building structure –

TAGORE NAGAR SHIVCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD; vide Deed of Sale dated **19th May, 1993** from Maharashtra Housing and Area Development Board, Mumbai (As per Search Report dated **15th October, 2021** by Search Clerk **Mr. Swapnil More**).

The report reflecting to flow of the title of the Owner and Developer on the said Plot is enclosed herewith as **Annexure—“A”**.

Encl: Annexure — “A”.

Date: 26th October, 2021



Krinjal S. Ahuja
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