

CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

Under instructions of my Clients, **PANTNAGAR SIDDHIVINAYK CO-OPERATIVE HOUSING SOCIETY LTD.** a Society registered under the Maharashtra Co- operative Societies Act, 1960 having registration No. BOM/HSG/OH/7621 dated 09/03/1994 (hereinafter referred to as the "**said Society**") having its registered office at Building No. 316 to 321, Hingwala lane, Pantnagar, Ghatkopar (East), Mumbai- 200077, I have investigated the title of the said Society with respect to a property bearing Survey No. 236A, City Survey No. 5682 (part) admeasuring about 1751.12 square meters or thereabouts as per the Property Register Card situate lying and being at Village Ghatkopar, Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai as more particularly described in the Schedule written hereunder, hereinafter referred to as "**the said Land**" along with the buildings constructed thereon numbered as the building NO. 316 to 321 (**said buildings**).

- (1) As regards the title of the said Society to the said Property is concerned, I have to report as under:-
- a) Maharashtra Housing and Development Authority ("**MHADA**") is well and sufficiently entitled to all that piece and parcel of land Survey No. 236A, City Survey No. 5682 (part), admeasuring 1751.12 square metres or thereabouts as per the Property Register Card ("**the said Land**") situate lying and being at Village Ghatkopar, Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban within the limits of Greater Mumbai and more particularly described in the Schedule hereunder written;
 - b) By an Indenture of Lease Deed dated 07/02/1998 made between MHADA therein referred to as the Lessor of One Part and the Society therein referred to as the Lessee of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla, MHADA demised the **said Land** unto the Society for a period of 99 years commencing from 01/07/1998, on terms and conditions contained therein;
 - c) By a Deed of Sale dated 07/02/1998 made between MHADA therein referred to as the Vendor of One Part and the Society therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla, MHADA conveyed the structure being Buildings No. 316 TO 321 standing on the said Land ("**the said Building**") in favour of the Society at or for consideration and in manner specified therein



(the said Land and the said Building are hereinafter referred to as the “**said Property**”);

- d) By a registered Development Agreement dated 31/12/2014, the Society granted development rights to develop the said property along with the revised area of 864.45 Sq. Meters as per the revised lay-out plan making it total 2615.57 Sq. Meters by demolishing the building standing thereon in favour of M/s Adeshwar Associated NX, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932 through its partners upon the terms and conditions as more particularly mentioned in the said Development Agreement dated 31/12/2014. The said Development Agreement is registered with the Sub- Registrar of Assurances under registration no.- KRL-3/281/2015 dated 08/01/2015.
- e) Pursuant to the said Development Agreement dated 31/12/2014, the Society further executed Power of Attorney dated 31/12/2014 giving all the powers of the development as per the terms and conditions of the Development Agreement. The said Power of Attorney is also registered with Sub-Registrar of Assurances, Kurla/3 /282/2015 dated 08/01/2015.
- f) By a cancellation Deed made and entered into the parties the said Power of Attorney dated 31/12/2014 registered with Sub-Registrar of Assurances, Kurla/3 /282/2015 dated 08/01/2015 stands cancelled which is also registered with the Sub-registrar of Assurances at Kurla-3, Mumbai under Registration No.-KURLA/1/644/2018 dated 17/01/2018
- g) By a Supplementary Development Agreement dated 17th January, 2018 made and entered into the said Society and the said Developer M/s Adeshwar Associated NX, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932 through its partners (i) Mr. Champaklal Vallabhji Chheda, (ii) Mr. Jignesh Vinodraj Shah, (iii) Mr. Raj Kamlesh Shah and (iv) Mr. Kamlesh Vrajlal Shah and some of the terms and conditions of the earlier Development Agreement dated 31/12/2014 got modified.
- h) Pursuant to the said Supplementary Development Agreement dated 17th January, 2018, the Society executed Power of Attorney dated 17th January, 2018 giving all the powers of the development as per the terms and conditions of the said Supplementary Development Agreement dated 17th January, 2018. The said Power of Attorney is also registered with Sub-Registrar of Assurances, Kurla/646/2018 dated 17/01/2018
- (2) I have gone through all the above referred documents brought before me including an Offer Letter dated 13 November, 2014, in which the MHADA has considered an additional area for the redevelopment making it altogether an



area of 2615.17 Sq. Meters as per revised layout plan provided the payment as stated in the said Offer Letter is made and terms and conditions as stated therein is observed.

- (3) I have caused searches carried out through Search Clerk Mr. Atul A. More having address at 3/407, Building No. 3, Lalbaugcha Raja CHS Ltd., Shree Ganesh Nagar, Dr. B. A. Road, Lalbaug, Mumbai- 400012 at concerned Sub-Registrar Offices in order to verify the title of the society with respect to the said property, who gave his search report on 12th September, 2018.
- (4) I have also given Public Notice dated on 06/09/2018 in the three news papers inviting claims and further caused searches through Search Clerk Mr. Atul A. More having address at 3/407, Building No. 3, Lalbaugcha Raja CHS Ltd., Shree Ganesh Nagar, Dr. B. A. Road, Lalbaug, Mumbai- 400012 in the Sub-Registrar of Assurances office and have received no claims from anyone within the stipulated day of the said Public Notice dated 06/09/2018.
- (5) Subject to what is stated hereinabove, I Certify the title of **PANTNAGAR SIDDHIVINAYK CO-OPERATIVE HOUSING SOCIETY LTD.** to the said Property more particularly described in the Schedule hereunder written as marketable and free from all encumbrances, claims and demands.

DESCRIPTION OF THE PROPERTY
THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THOSE all that piece and parcel of land Survey No. 236A, City Survey No. 5682 (part), admeasuring 1751.12 square meters or thereabouts as per the Property Register Card situate lying and being at Village Ghatkopar, Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban within the limits of Greater Mumbai along with the building standing thereon Numbered as building No. 316 to 321 having the postal address as Pantnagar, Ghatkopar (East), Mumbai-400077;

Dated this th 28 day of September, 2018



SUDHA S. GANDHI
Advocate, High Court.